

Templeton Select Board
Town Hall, 160 Patriots Road, East Templeton
(also streamed live on Youtube & TCTV)
Wednesday, January 10, 2024, 6:30 p.m.

Agenda

- 1. Call the Meeting to Order & Reading of Statutory Recording Notice**
- 2. Pledge of Allegiance**
- 3. Approval of Minutes of Prior Meetings:**
 - a) **Meeting Minutes** ~ 12.13.23
 - b) **Executive Session Minutes** ~ none
- 4. Citizen Input**
- 5. New Business:**
 - a) **Introductions of New Employees:** Sarah Hall & Alex Harrison (TCTV)
 - b) **Appointments:** None
 - c) **Introduction of Legislative Delegation**
 - d) **Presentation:** Quarterly Reports ~ FY24 Q2, Public Safety
 - e) **Presentation:** Quarterly Reports ~ FY24 Q2, Public Services
 - f) **Presentation:** TCTV Business Plan & Moving Forward
 - g) **Discussion RE:** Phillipston Dispatch Services Update
 - h) **Action RE:** 10 Pleasant Street Appraisal Report
 - i) **Action RE:** Portion of 711 Baldwinville Road on the Vernon Street side Appraisal Report & Offer to Purchase Real Estate
 - j) **Action RE:** License Fee – JK Crossroads
 - k) **Action RE:** ABCC 2024 Population Estimation
 - l) **Action RE:** Senior Center Donations
- 6. Board Member, Administrator Comments & Reports**
- 7. Adjournment**

The listing of Agenda items is those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent it is permitted by law.

THIS AGENDA IS SUBJECT TO CHANGE

Draft Motions – January 10, 2023

3. Approval of Minutes of Prior Meetings:

- a) **Meeting Minutes: 12.13.23**
~ I move to approve the minutes of 12.13.23 as presented.
- b) **Executive Minutes** ~ None

5. New Business:

- a) **Introductions of New Employees:** Sarah Hall & Alex Harrison
- b) **Appointments:** None
- c) **Introduction of Legislative Delegation**
- d) **Presentation:** Quarterly Reports ~ FY24 Q2, Public Safety
- e) **Presentation:** Quarterly Reports ~ FY24 Q2, Public Services
- f) **Presentation:** TCTV Business Plan & Moving Forward
- g) **Discussion RE:** Phillipston Dispatch Services Update
~No suggested motion
- h) **Action RE:** 10 Pleasant Street Appraisal Report
~I move to accept the appraisal report.
- i) **Action RE:** Portion of 711 Baldwinville Road on the Vernon Street side
Appraisal Report & Offer to Purchase Real Estate
~I move to accept the appraisal report and approve the purchase and further authorize the Chair to sign the offer to purchase, as well as all other purchase documents.
- j) **Action RE:** License Fee – JK Crossroads
~No suggested motion
- k) **Action RE:** ABCC 2024 Population Estimation
~No suggested motion
- l) **Action RE:** Senior Center Donations
~I move to accept the Senior Center Donations as presented.

Templeton Select Board

In-Person Meeting, also streamed live via YouTube and TCTV Cable Channel 8
Wednesday December 13, 2023; 6:30 PM

Minutes of the Business Meeting

Attendance – Select Board

Present – Michael Currie, Timothy Toth, Julie Richard, Terry Griffis, and Matthew Rivard.

Also Present – Adam Lamontagne (TA), Holly Young (Assistant TA), Jaclyn Nally (Administrative Assistant), Candace Graves (Parks & Rec), Justice Graves (Deputy Assessor), Bob Szocik (Director of Public Services), Gracelynn Currie (Grant Writer), Nowell Francis (member of Capital Improvements Committee and Advisory Committee), TCTV staff, and other members of the public.

Present VIA Zoom- Fire Chief David Dickie.

1. **CALL THE MEETING TO ORDER AND READING OF THE STATUTORY RECORDING NOTICE**

a) Chair Currie called the Select Board to order at 6:30 PM.

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

a) **Meeting Minutes – November 29, 2023**

Griffis made a motion to approve the amended minutes as presented on November 29, 2023, as presented, seconded by Richard.

~Toth stated that (see video) could be misinterpreted if there is no video available.

Possible change of wording.

Roll Call Vote: 5 Yes, 0 No, 0 Abstain. Motion passes unanimously.

4. **CITIZEN INPUT**- None

5. **NEW BUSINESS**

a) **Introduction of New Employees:** None

b) **Appointments:** None

c) **Public Hearing RE:** Transfer of the Alcohol License from Kayjay Foods, Inc. dba JK Crossroads, to Bradlilly Company dba The Country Café, 119 Patriots Rd, E Templeton, MA 01438

Rivard made a motion to open the Public Hearing to Transfer of the Alcohol License from Kayjay Foods, Inc. dba JK Crossroads, to Bradlilly Company dba The

Country Café, 119 Patriots Rd, E Templeton, MA 01438 @ 6:36pm. Seconded by Richard.

Roll Call Vote: 5 Yes, 0 No, 0 Abstain. Motion passes unanimously.

- i. John Buckley was present to explain the project/transfer of liquor license to be out of one location at 119 Patriots Rd, Templeton.
- ii. Griffis asked what the name would be and if that would impact the current liquor license renewal list.
- iii. Chief Dickie asked whether there would be an additional fire safety inspection after changing the name.
- iv. Assistant TA Young had further explanation and answers on the questions and concerns regarding the license transfer.
- v. Rivard asked for further description of the project and hours of operation.
- vi. Assistant TA Young stated that the original name may need to remain since that is what went out on the legal notice mailed to abutters.

Buckley's final recommendation is to approve the application for liquor license transfer.

Richard made a motion to come out of the public hearing at 6:44pm. Seconded by Griffis.

Roll Call Vote: 5 Yes, 0 No, 0 Abstain. Motion passes unanimously.

Toth made a motion to suggest approving the Transfer of the Alcohol License from Kayjay Foods, Inc. dba JK Crossroads, to Bradlilly Company dba The Country Café, 119 Patriots Rd, E Templeton, MA 01438 pending ABCC approval and potential name change. Seconded by Griffis.

Roll Call Vote: 5 Yes, 0 No, 0 Abstain. Motion passes unanimously.

d) **Presentation RE:** Capital Improvements FY25 Recommendations

Justic Graves, Tim Toth, Nowell Francis and ex-officio member, Holly Young present from Capital Improvements Committee.

- i. Deputy Assessor Graves presented the Capital Improvements FY25 Recommendations. (see document 5d)
- ii. Szocik, Director of Public Works and Chief Dickie contributed to the presentation and discussed their items on the recommendation list.
- iii. Francis spoke further on the presentation.
- iv. Szocik supports the Committee.

e) **Action RE:** Food Pantry License

Rivard made a motion to approve the Food Pantry license agreement extension for one year expiring December 31, 2024 and for the Town Administrator to sign. Seconded by Richard.

Roll Call Vote: 5 Yes, 0 No, 0 Abstain. Motion passes unanimously.

f) **Action RE:** ARPA funds for two six wheelers

- i. Szocik spoke on this item and his recommendation to move forward with this.
- ii. The Select Board supports this item.

Chair Currie moved item n up on the agenda.

g) (n) **Discussion RE:** ADA update (T. Toth)

- i. See additional document provided at the meeting. Szocik also spoke on this item and went through the report in detail.
 - ii. The Board expressed how impressed they were with the ADA update report.
- h) **Action RE: Ambulance Write Off**
- i. Chief Dickie was present via zoom to explain this item. (see document 5g)
 - ii. Toth had a comment/question to further understand this item.
- Richard made a motion to write off 16 accounts totaling \$7,635.92 as recommended by the Fire Chief. Seconded by Toth.**
Roll Call Vote: 5 Yes, 0 No, 0 Abstain. Motion passes unanimously.
- i) **Action RE: Acceptance of PARC grant**
- i. Grant Writer Administrator G. Currie was present to explain the PARC grant awarded to the town of Templeton.
- Toth made a motion to accept the PARC grant. Seconded by Richard**
Roll Call Vote: 5 Yes, 0 No, 0 Abstain. Motion passes unanimously.
- j) **Action RE: Senior Center Donations**
- i. 3 Senior Center donations in the packet totaling \$720.
- Griffis made a motion to accept the Senior Center donations as presented. Seconded by Richard.**
Roll Call Vote: 4 Yes, 0 No, 1 Abstain. Rivard abstained.
- k) **Action RE: Flag request**
- i. Lamontagne spoke on this item. Town Clerk received the request. (see item 5j)
- Griffis made a motion to not accept the private party's request as the town owned flag poles are not a public forum for free expression and to authorize the Town Administrator to respond to the request. Seconded by Richard**
Roll Call Vote: 5 Yes, 0 No, 0 Abstain. Motion passes unanimously.
- l) **Action RE: Annual Licenses/Permits~ Liquor, Common Victualler, Automatic Amusement, Live entertainment, Sunday Live Entertainment, and Class II & III licenses, and Recreation Track Permit as named below:**
- Assistant TA, Young, suggested waiving the renewal fee for Otter River Hotel, LLC since there was a fire.**
Rivard made a motion to approve the licenses and permits as listed pending all taxes are paid current and all other requirements have been met. Seconded by Toth.
Rivard made a motion to add an amendment to waive all license fees for the Otter River Hotel, LLC. for the 2024 calendar year. Amendment seconded by Toth.
Roll Call Vote: 4 Yes, 0 No, 1 Abstain. Richard abstained.

<u>Liquor Licenses</u>
American Legion
Baldwinville Station
Candelight Inc.

<u>Automatic Amusement Licenses</u>
American Legion
Candelight Inc.
Otter River Hotel LLC

J.K. Crossroads
Kro's on the Common
Long Long Noodles
Otter River Hotel LLC
Otter River Sportsmans Club
Patriots Package
Reno's Pizzeria
Royalston Fish & Game
Templeton Fish & Game
Templeton Spirit
Templewood Golf
Thirsty Turtle
Village Liquor & Mini Mart
<u>Common Victualler Licenses</u>
American Legion
Baldwinville Station
Candelight Inc.
Crow Hill Motorsports
Cumberland Farms (E. Templeton)
Dunkin Donuts (Baldwinville)
Dunkin Donuts (E. Templeton)
Great Wall Chinese Take-out
J.K. Crossroads
Kitchen Garden
Kro's on the Common
Long Long Noodles
Lee's Hotdog Stand
Otter River Hotel LLC
Otter River Sportsman's Club
Patriots Roast Beef & Grill

Otter River Sportsmans
Royalston Fish & Game
Templeton Fish & Game
Thirsty Turtle
<u>Live Entertainment Licenses</u>
American Legion
Candelight Inc.
J.K. Crossroads
Kro's on the Common
Long Long Noodles
Otter River Hotel LLC
Otter River Sportsmans
Royalston Fish & Game
Templeton Fish & Game
Thirsty Turtle
<u>Sunday Annual Live Entertainment Licenses</u>
Templeton Fish & Game
<u>Class II Auto Licenses</u>
Bill's Used Cars, Inc.
Car Works
Chesterfield Motors
C.O.S. Garage
Fletcher Equipment Company
Franklin Park Enterprises
Insurance Auto Auctions
Langs Vintage Automobiles
Randy's Automotive Sales
Scratch & Dent Auto Body&Sales
Scott's Garage
Wilson Bus Sales

Reno's Pizzeria Inc.	<u>Class III Auto Licenses</u>
Royalston Fish & Game	Cosentino Salvage
Templeton Fish & Game	Franklin Park Enterprises
Templewood Golf	USA Auto Recycling Inc.
Templeton Spirit	Templeton Auto Parts, Inc.
The Hen House	<u>Recreation Track Permit</u>
Thirsty Turtle	Crow Hill Motorsports
Village Pizza	

- m) **Discussion RE:** Scout Hall update (J. Richard)
 - i. Richard spoke on this item and stated that the project is moving forward.
- n) **Discussion RE:** Code of Conduct update (J. Richard)
 - i. Chair Currie and Clerk Richard decided to work on this together.
- o) **Action RE:** Assessor's FY25 Revaluation
 - i. Deputy Assessor Graves presented on the item. See additional document provided. Asking for permission to award a bid to Vision Government Solutions.
Currie made a motion to award the contract for the FY'2025 Property Revaluation project to Vision Government Solutions in the amount of \$39,500, with said sum to be drawn from the several property valuation accounts at the discretion of the Board of Assessors, and to authorize the Chair to sign the same. Seconded by Rivard.
Roll Call Vote: 5 Yes, 0 No, 0 Abstain. Motion passes unanimously.

6. Old Business

- a) **Discussion RE:** Approved ARPA microgrant administration procedure(s) (M. Currie)
 - i. Chair Currie presented this item (see document provided at the meeting)
 - ii. Richard asked where this application would be available for possible applicants.
 - iii. Rivard suggested having Town Counsel look over the application.

7. BOARD MEMBER AND ADMINISTRATOR COMMENTS AND REPORTS

Terry Griffis- Noted that every year the tree lighting ceremony is on the 1st Sunday in December. This year it was rescheduled due to bad weather. Due to low attendance no matter the weather the tree lighting will never be rescheduled. Griffis thanked many people for organizing the event, helping it run smoothly, and those who participated in the parade. (see video for list of names)

Timothy Toth- Spoke on comments made by TA Lamontagne at the end of the last meeting (11.29.23). Requesting an Executive Session.

Matthew Rivard- Spoke on the pen he was using at tonight's meeting. The pen was a gift from his father and greatly appreciates all his late father instilled in him. Have a safe and happy Holiday season.

Julie Richard- Nothing tonight.

Michael Currie- Happy Holidays.
Adam Lamontagne- Happy Holidays.

8. ADJOURNMENT:

Rivard made a motion to adjourn until the next business meeting on Wednesday, January 10, 2023, at 6:30 PM, seconded by Richard.

Roll Call Vote: 5 Yes, 0 No, 0 Abstain. Motion passes unanimously.

Meeting adjourned at 8:15 PM.

Respectfully Submitted,

Jaclyn Nally, Recording Clerk

Julie Richard, Select Board Clerk

DOCUMENTS USED:

- Item 3a: Meeting Minutes: 11.29.23
- Item 5c: Certified Mail-Return Receipt & Application for a Transfer of License
- Item 5d: FY25 Capital Planning Recommendations
- Item 5e: Food Pantry License Agreement
- Item 5g: Ambulance Write Off
- Item 5h: Acceptance Letter for PARC grant
- Item 5i: 3 Senior Center Donations
- Item 5j: Documents regarding Flag Request
- Item 5o: Assessor's FY25 Revaluation
- Documents presented at the meeting: ADA report (update), COVID 19 Recovery Micro Grants Program Application, and document provided by the Assessor.



5d.

Templeton Police Department

33 South Road • Templeton, Massachusetts 01468
Phone 978-939-5638 • Fax 978-939-2042

FY24 1st Quarter Report

The 2nd Quarter of FY24 brought us more rain, which caused some minor issues in the lower level of the station, but nothing that we couldn't handle.

The Station Project – With help from the Buildings and Grounds crew we finally completed the stonework around the flagpole in the front of our building. The HVAC Upgraded was finally awarded last quarter and the contractor has indicated that work should start in February of the 3rd Quarter. Once the HVAC upgrades are complete, we should be able to address the flooring on the first floor.

The Department during the 2ND quarter had various inspections/audit we needed to prepare. The first was our lift/elevator, which was passed. The second was our cells inspection, which we also passed. Finally, was our DCJIS audit, which we passed after meeting some new requirements.

During the 2nd quarter interviews were conducted to part-time/per deim dispatchers, which resulted in two applicants being offered positions. One individual has experience, which should allow them to be available for shifts in short order after some inhouse training. The other individual has a background in criminal justice but is rather green in the area of dispatch and will take longer to get up and running to be able to start taking shifts.

Department Activity Analysis from 10/01/2023 to 12/31/2023:

	1 st	2 ND
ACO	104	123
Arrests	5	6
Assist Another Agency	48	36
Incident/investigations	134	126
Restraining Orders	17	12
Parking Tickets	0	1
MV Citations	73	76
MV Accidents	21	28
FID/LTCs Issued	56	84

Police Calls for Service	4,851	4428
Total Calls to Dispatch	5,785	5796

Respectfully,

Michael R. Bennett
Chief of Police



5d.

Templeton Fire Department
2 School Street, Baldwinville, MA 01436 (978) 939-2222
David T. Dickie Chief of Department

To: Board of Selectman

From: David Dickie, Fire Chief

Date: 01/02/2024

CC: Town Administrator, File

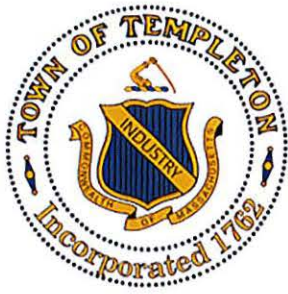
Topic: 2nd. quarter report.

The 2nd quarter had a total of 401 emergency calls and 80 residential and commercial inspections. Engine 2 remains out of service for repair. This truck has been at Greenwood Truck Repair since September. We are waiting for the final estimate for repair totals. We had the resignation of 1 fulltime firefighter/Paramedic, and we are still looking to hire a replacement.

Assist another agency	1	Good intent call	5
Building fire	3	High angle rescue	1
Building collapse	1	Lock-out	3
Carbon Monoxide alarm	5	Motor vehicle accident	21
Cooking fire contained	3	Passenger vehicle fire	2
Cover assignment standby	1	Public assist	4
Dispatched and cancelled	12	Search for lost person	1
Electrical problem	1	Smoke removal	2
EMS	289	Smoke scare	7
Fire alarm	26	Unauthorized burning	3
Fire, other	1	Water problem	4
Hazmat	5		

Respectfully Submitted

Chief David Dickie



Town of Templeton
Office of Emergency Management
1 Elm Street
Baldwinville, MA 01436



Richard Curtis, EMD
Michael Dickson, Deputy EMD
Don Morin, Assistant Deputy EMD
Peter Laitinen, Deputy EMD

24/7 Cell (978)580-6620
Office (978)939-5140

TO: Select Board
RE: **2nd Quarter Report (FY24) – Templeton Emergency Management Agency**
FROM: Richard Curtis, EMD
DATE: December 28, 2023

During this quarter, Emergency Management was involved in the following;

- Held one Public Hazard Mitigation Plan Update Meeting.
- Received first invoice from MRPC for quarterly work done on Hazard Mitigation Plan Update (\$3,377.43)
- Applied for the 2023 EMPG (\$2,900) – purchasing equipment/supplies to increase our preparedness and response capabilities.
- (FYI) Gov. Healey declared a State of Emergency around the migrant shelter crisis in Massachusetts
- REPC meeting held in Gardner on 11/30/23. Don Morin attended.
- Message Boards were utilized for the Fall Town Meeting, Special Elections, Surplus Property Auction, Tree Lighting... as well as DPW use for road work being done.
- Don Morin checked the Depot Pond dam during the heavy rains during this Quarter.
- CERT has been involved in the following this quarter...
 1. CERT Monthly meeting (October)
 2. Assisted with road crossings during Halloween in Templeton Center.
 3. Assisted at the Annual Tree Lighting Ceremony In Templeton Center.

cc: Adam Lamontagne
Holly Young



TOWN OF TEMPLETON
Department of Public Services
Department of Public Works
381 Baldwinville Road
TEMPLETON, MASSACHUSETTS 01468
TEL: (978) 939-8666

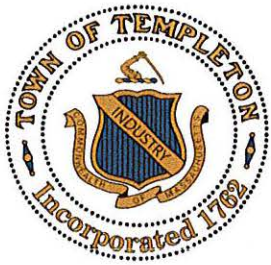
5e

DPW – HIGHWAY DEPARTMENT – BUILDINGS AND GROUNDS
DEPARTMENT
QTR. 2 FY 2024 REPORT

Highway Department:

- Paving was done on Highland Avenue, S. Main Street, and Shore Drive. Highway crew assisted with prep., etc.
- The community sand shed was built. Special thanks to Fischett Construction.
- Crews have been working to get everything ready for the winter, such as plows and sanders.
- While out plowing the roads, H35 caught on fire and received significant damages.
- Beavers are a regular part of the crew's week. They need to check multiple areas regularly, including but not limited to Royalston Road, Gavin Road, & Rte. 68 flats to remove blockages that could cause flooding.
- Crews have been repairing multiple areas of wash outs due to the heavy rains, as well as opening and repairing (if needed) multiple culverts.
- Crews are trying to repair as many potholes as they can.
- The town auction was successful and is complete for this year.
- Several crew members took "All About Liquid Deicers" class that was offered by UMASS, class was held at the UMASS Transportation Center in Chicopee. The feedback from the employees that attended was all favorable.
- The Brine machine and tanks are set up and running with multiple crew members able to make the brine and run it.

5e.



TOWN OF TEMPLETON
Department of Public Services
Department of Public Works
381 Baldwinville Road
TEMPLETON, MASSACHUSETTS 01468
TEL: (978) 939-8666

**DPW – HIGHWAY DEPARTMENT – BUILDINGS AND GROUNDS
DEPARTMENT
QTR. 2 FY 2024 REPORT (cont.)**

Building and Grounds:

- Pine Grove and Greenlawn Cemeteries both have the water shut off and both been winterized.
- The bathrooms were completed at Gilman Waite.
- Multiple burial duties, and multiple flag duties took place.
- Installed foundations for multiple stones and flat markers and installed some of the flat markers.
- The former elementary school was broken into with severe damage sustained. Buildings and Grounds crew along with Highway crew worked together to clean up and re-secure the building.
- Worked on patching the roads at the cemeteries.
- Assisted Highway department on several projects.
- Working on the replacement fence pickets for the Pine Grove Cemetery.
- Moved multiple items at Senior Center and Town Hall.

- There were 7 Interments, 1 Lot sales, 3 Foundations, and 2 Lots re-deed.



Templeton Community Television

TCTV Business Plan

Updated Nov. 20, 2023

PART 1: BACKGROUND

The intent of this plan is to outline opportunities for Templeton Community TV (TCTV) as a media property and potential revenue source.

This plan is the result of several years of research and experience working hand-in-hand with organizations and groups within Templeton. It identifies needs and opportunities in the community to leverage for the greater good and to enhance economic growth and opportunities in Templeton.

Description

TCTV offers public access, educational, and government (PEG) programming, in addition to a Community Bulletin Board for local non-profit events and notices.

TCTV operates Cable Channel 8, as well as its own YouTube channel and Facebook page.

TCTV has also created the regional Montachusett.TV website celebrating arts, culture and the many events in North Central Mass.

TCTV is working to develop an area Digital Lab to attract students and others interested in new media tech, arts, and tools like 360-degree cameras, Virtual and Augmented Reality, and 3-D printing.

TCTV is a supporter of First Amendment rights to freedom of speech and freedom of press, encouraging respectful discourse and practicing responsible media in all its forms.

Mandate from Board of Selectmen

Use the TV station to inform Templeton residents and help bring the community closer together through partnerships with various organizations.

TCTV Mission

TCTV is an informational and cultural resource for the Town of Templeton and its residents, visitors, and friends.

TCTV Vision

TCTV strives to become a self-sustaining media enterprise offering media production facilities and related media resources and training for the public.

TCTV shall use its resources and facilities to nurture the creative talents of residents and students.

TCTV strives to offer scholarships and part-time positions for those seeking careers in media.

Part 2: REVENUE OUTLOOK & OUTREACH

The current cable TV license presently provides operational costs of about \$120,000 +/- annually, collected from franchise fees charged to cable TV subscribers in Templeton. However, due to the changing state of the cable industry and increasing moves toward video streaming platforms, Templeton should not expect to continue receiving this level of cable TV funding. The number of cable TV subscribers who almost exclusively fund TCTV are dropping exponentially. The changing media landscape may well result in cable TV revenues through franchise fees decreasing and even ceasing within the next few years.

TCTV has put itself on a path to financial self-sustainability as soon as possible, with a coordinated multi-year plan.

Revenues to support TCTV can be raised in a variety of ways:

- Sponsorships: Local and area businesses sponsor shows, advertise on web site
- Video production: Produce short videos for businesses' web sites
- Montachusett.TV website revenue: Advertising and memberships for local businesses, craftspeople
 - Platform for craftspeople, artists, musicians and others to list businesses and showcase their work
- Merchandise sales
 - Apparel, promotional items for fundraising from Templeton and other entities
- Grants (See Long-term vision)

Other possible revenue streams:

- Memberships for TCTV Access
- Digital conversions – photos, movies

- Events – issues forums, concerts, open mic nights
- Listings (for goods and services)
- Family Greetings (birthdays, anniversaries, etc. on TCTV Channel 8 Bulletin Board)
- Value-added services to event vendors
 - Advertising, promotions, video production services

Regional Outreach

Templeton unfortunately cannot sustain a full-time TV and media service on local sponsorship alone. A regional web site has the opportunity to take an area focus and gain regional revenues.

TCTV has seized an opportunity in our area to produce the Montachusett.TV website as an attractive and useful regional Calendar of Events. Plans include producing videos highlighting the region.

TCTV plans to partner with other regional public TV and access stations to produce and showcase programs.

A regional platform for advertising, local craftspeople, artisans, musicians and others may help sustain operations. Website branding opportunities should be cross-promoted with sponsorships, video productions, and other revenue streams.

Sponsorship sales should not hinge on data of “visits” or “hits” alone. Funding opportunities can be offered as “Sponsorships for Scholarships,” with a share of the moneys going toward scholarships for students and others to receive media-related training and schooling. This also creates a “halo effect” for offering branding opportunities to a variety of businesses and enterprises.

Montachusett.TV revenue possibilities:

Site partners

Advertising

360 Business Memberships

A la Carte media services

Regional issue forum events

E-commerce (future)

Sponsorships

Numerous companies and vendors have already expressed an interest in supporting TCTV through program sponsorships. We can approach many more area and festival vendors with confidence of obtaining program and other sponsorships.

A tremendous opportunity exists in the area to provide sponsorships of shows tailored to highlight the sponsoring company. For example, Hardwick Winery, Pease Orchards and Smith Country Cheese could sponsor food and cooking shows, or team up to sponsor a show.

TCTV can also partner with local media and trade outlets to provide video and video clips for their properties, boosting their visitors and providing TCTV with additional reach.

Just a sampling of potential area sponsors:

Hardwick Winery	MWCC
Kahlmansson Law	Castle Media
Pease Orchards	Comcast
Britt's Tae Kwon Do	Kiting USA
Aubuchon Hardware	Star Winds
Smith's Country Cheese	Harry's Birdhouses
Red Apple Farm	Whims & Wishes Handcrafted Jewelers
The Farm at Baptist Common	Templewood Golf
Tanguay Jewelers	Ray's Woodworking
Fidelity Bank (formerly Colonial Bank)	Genealogy Guy
Athol Savings Bank	Narragansett Theatre Company
GFA Federal Credit Union	Greenwood Security
Colonial Furniture	Thirsty Turtle
Haffner's Oil (formerly Huhtala)	Great Wall Restaurant
Heywood Healthcare	Pizza Barn
Garlock Printing	Village Pizza
Kamaloht	King Phillip Restaurant
CM Chartier	Lee's Hot Dog stand
Kitchen Garden	Dugay's Chicken
Wachusett Brewery	South Side Grille
Gardner Ale House	Barre Players
Dunkin Donuts	Honey Moon Hill Bees
Cumberland Farms	Classic Corner
Baldwinville Station	Cutting Edge Hair Salon
Wilson Bus Tours	Kathy Jordan, artist
Valley View Farm	Head to Toe Salon
Crossroads Restaurant	Serendipity Salon
Reno's Pizza	Valley View Florist
Patriots Roast Beef & Grill	Templeton Spirits
Bankowski Oil & Gas	Patriots Package
TJ & Sons Towing/Garage	Templeton Country Store
Lamb City Campground	Bill's Used Cars
Wachusett Mountain	Lang's Old Car Parts
Great Wolf Lodge	Scott's Garage
Greenwood Kitchens	Candlelite Cafe
Seaman Paper	2A Mini Storage
WJ Graves	Templeton Light & Water

Kenny's Chinese Food
Heywood Wakefield Commons
Baldwinville Kayak Rentals
Crow Hill Motor Sports Park

John's Sport Shop
Sharper Image
Williams Restaurant

Part 3: STRATEGIC PARTNERS & PROMOTIONS

Throughout the past several years partnerships with numerous organizations and entities serving Templeton residents have been cultivated and nurtured. These partnerships can help with marketing and promoting TCTV programming, events and revenue streams. The partnerships detailed below are either in place or await formal consummation and activation by TCTV.

Town of Templeton

- Government information and extensive meeting coverage
- Select shows highlighting Templeton services
- Promote Town of Templeton – business and lifestyle
- Bring community closer together

Economic Development & Industrial Corporation

Not only should TCTV provide career and economic opportunities for students and others to pursue broadcast and media opportunities, it should be a participant and an outlet in promoting Templeton business and economic development. This will enable it to be used by companies coming into Templeton to engage with the community in and around Templeton—as well as open the door for more sponsorships.

Mount Wachusett Community College (MWCC)

- Funder in Wachusett Business Incubator, potential partner for TCTV
- Possible use of MWCC studio
- Possible pilot AV Club to nurture high-tech area workforce
- TCTV provides feeder program from Mount media/broadcasting
- Internships

Wachusett Business Incubator (WBi)

WBi and TCTV have been working together to create an area Digital Lab to attract students and others interested in using today's digital media, starting businesses, and building a high-tech area workforce to attract economic development.

Narragansett Historical Society

TCTV already produces select video programs for the Historical Society, including the Cabin Fever Collectors' Show, the Motorpalooza Auto Show, the Haunted Walk, and occasional short videos. The Historical Society is willing to promote TCTV to its 1,000+ members and email list. The Society has shared videos on social media, and is eager to promote TCTV further.

Boynton Public Library

TCTV produces *Story Time at the Library* for children.

The Library is building an email list and plans a regular newsletter. Library Director Jackie Prime has agreed to promote TCTV in whatever way the library can. TCTV will work with the library to develop programs and events such as a Trivia Bee, Open Mic Nights, and local band performances.

Narragansett Theatre Company

TCTV has recorded the Theatre Co's productions and provides DVDs of the performance for cast and crew members, in exchange for program and playbill advertising sponsorship. This partnership should be expanded to include a preview program on TCTV and related media to promote the annual show and sell program sponsorships.

WGAW 1340 Radio in Gardner

Potential partner for audio feed for TCTV's between-programming slide show, cross-promotions, programming, and talk show appearances.

Templeton Lions Club

Potential partner in Scout Hall, Annual Golf Charity Event, other ventures.

Other Potential Partnerships

- Sportsmen's Clubs and nonprofits
- Women's Club
- Gardner GET Channel 9
- Greater Gardner Chamber of Commerce
- Gardner Rotary
- Fitchburg/Leominster/Montachusett Rotary clubs
- North Central Mass. Chamber of Commerce
- FATV (Fitchburg Access TV and Fitchburg State University)
- Knights of Columbus
- GALA – Gardner Artists League
- MRPC – Montachusett Regional Planning Commission
- MART- Montachusett Area Regional Transit
- Phillipston Cable TV
- Photography Clubs
- Real Estate in area
- Ahisma Animal Shelter
- Twin City Toastmasters
- Johnny Appleseed Trail Association
- Newspapers and other media as needed

PROMOTIONS

- Marketing through school programs, sponsors and members, partners
- Social media
- Viral videos

- Contests
- Concerts and events
- Digital Coupons
- Promotion of arts, local events and festivals
- Local tourism
- Regional events and networks
- Training to groups to use equipment
- Templeton Bucks – area B2B/B2C currency – market through Town, School, EDIC and organization to promote shopping trade within the community

Part 4: PERSONNEL

TCTV Director

Responsible for area and regional networking, soliciting sponsorships and facilitating revenue streams in partnerships, administration, and grant writing. Helps build Digital and Business Literacy curricula with Digital Lab partners. Part-time contracted position.

TCTV Program Coordinator/Station Manager

Responsible for daily operation of TCTV Cable Channel 8 and digital properties (website, YouTube Channel, Facebook page)
 Oversee all TCTV meeting coverage
 Oversee all video production of TCTV programming
 Maintain Channel 8 program schedule
 Supervise media assistants
 Full-time position

Montachusett.TV/Digital Lab Program Coordinator

Edits and directs website coverage
 Helps with Templeton meeting coverage
 Office and admin support
 Oversees Social Media and marketing efforts
 Helps coordinate staff, memberships, inventory, etc
 Part-time, needs to be Full-time position

Media Producers/Assistants

Helps records meetings
 Equipment management
 Production set-up, videography
 Produce TCTV and Montachusett.TV content
 Helps Digital Lab attendees
 Tests new technologies, implementation and instructs other users
 Report to Program Coordinators and Director
 Part-time 5 to to 19.5 hours

Interns

Produce programs of school events, public notices, help with social media and community outreach.

SCHOOL PROGRAM

Pilot AV Clubs

TCTV has engaged in talks with the Audio Video Integrated Experience Association (AVIXA, formerly InfoComm), the world's largest audio/video trade organization, to initiate a pilot AV Club, possibly along with a Multimedia Lab to attract students and public speaking/interpersonal skills/on-camera training through Toastmasters International, which helps people become competent speakers, communicators and leaders.

School AV Clubs can also cement partnerships with MWCC and the Mass. Scholastic Media Association (SMA), which seeks similar pilot program to educate students in all forms of media. MWCC certifies broadcast instructors for SMA.

Possible curriculum topics:

- AV Technology
- What is responsible media?
- Fact vs. Opinion
- Critical thinking
- Future of media
- Explore and experiment with technologies and media
- Hands-on learning
- 'TED' Talks -- Youth Leadership program
- Toastmasters Interpersonal Skills program
- Art of Communications
- Multimedia Storytelling
- *Curriculum to be determined by stakeholders*

Part 5: FACILITIES

TCTV currently operates Cable Channel 8 and its online properties from two closets. Clearly, TCTV requires improved facilities both for its broadcasting hub (rack of equipment currently in the Light Department garage), and to meet with members and partners to work together on producing media and exposure opportunities.

Scout Hall

TCTV's inclusion in a rehabilitated Scout Hall presents dynamic opportunities for TCTV to interact with the community, through organizations and others who visit the facility. Scout

Hall provides the PUBLIC access for the PUBLIC portion of a Public, Education, Government (PEG) media outlet.

Scout Hall can allow community organizations to work together to create dynamic partnerships.

- Part-time center for residents and community groups to gather.
- TV set area for recording talk and information shows.
- Possible live feed of video gaming events for youth, in conjunction with Lions' Club.
- Visitors Center and overflow meetings present opportunities to put members of the community and visitors directly in touch with TCTV media.
- Boy Scout merit badges for technology.

Scout Hall costs: To be determined

Emergency Response (Building at 1 Elm St., Baldwinville)

Possible satellite locations for TCTV broadcast

Future use of Mass Broadband or other fiber optic network may make this a strategic location

Part 6: TIMELINE

2019

- Hired media assistant
- Nurtured sponsorships

2020

- Started live-streaming with pandemic measures
- Hired replacement staff

2021

- Hired additional part-time staff
- Began hybrid meetings

2022

- Hired additional and replacement staff
- Created Montachusett.TV
- Started Digital Lab plans

2023

- Added staff and interns
- Staff development prioritized
- Montachusett.TV content developed
- Begin talks with potential partners, sponsors
- RFPs issued
- Start Montachusett.TV Beta Business program
- 360-degree cameras researched

2024

- Initiate digital marketing plans

- Set staff schedules for Scout Hall shifts
- Finalize Path to self-sustainability

Part 7: LONG TERM VISION

Digital Lab

Students and members test technology/studio products and produce media on it, publish and build credibility. This would benefit students and attract students to the school system, while setting the Town of Templeton apart as an innovative community on the cutting edge.

By offering hands-on equipment testing and college/career opportunities, the Digital Lab will attract members and community volunteers for organizations in Templeton and the area, building community spirit and resilience through social capital.

- Director has contacts to place published magazine articles on product tests, building the program's credibility.
- Leverage Digital Lab publications to enhance sponsorship and other revenues
- Secure grants and sponsorships from corporate technology/media companies
- Secure grants from National Endowment for the Arts and Humanities, state grants.
- Use Digital Lab to promote to tech companies for potential employment pool and location in Templeton.
- Use Digital Lab to attract fiber-optic network partner to Templeton.

The Digital Lab is an open program embracing all media

- Video
- Audio & music
- Graphic arts
- Animation
- Web design
- Photography
- Social Media
- Marketing
- Gaming & E-sports
- Drone videography/photography
- 360-degree cameras
- Virtual Reality and Augmented Reality (AR) explorations

Part 7: FINANCIAL OUTLOOKS

Financial outlooks are prospective and may be attached or presented as separate documents.



TEMPLETON CABLE TV ADVISORY COMMITTEE

160 PATRIOTS ROAD, P.O. BOX 620, EAST TEMPLETON, MA 01438



January 2, 2024

To: Templeton Select Board
Cc: Town Administrator Adam Lamontagne, Director of Community Services Jackie Prime
From: Templeton Cable TV Advisory Committee
Re: TCTV Funding Recommendations

The Cable TV Department and TCTV provide valuable services to the Town of Templeton and our community. Their efforts and hard work have yielded opportunities for our community to grow economically and build stronger resilience to down times. This is “Hazard Mitigation” at its best.

Despite their good work, the Cable Department and TCTV face a crisis in funding, while working to restore community information in news deserts. With plummeting cable subscribers being an almost sole source of funding, TCTV cannot maintain the growth of its operation that is needed to serve our community.

The financial outlook is dire, and state and federal governments have failed to lend assistance. It is up to our municipality to help fund TCTV and give it a chance to provide the opportunities our community needs.

We respectfully submit some recommendations to help fund the vital services that TCTV, Montachusett.TV and our local Digital Lab can provide for our community.

Digital Equity for TV Cable Subscribers

The state is aggressively pursuing Digital Equity for all to have affordable broadband connectivity. However, cable TV subscribers alone foot the bill for the services provided by community media centers like TCTV. Non-cable TV subscribers can access nearly all of TCTV’s content on our YouTube Channel, [YouTube.com/TCTVweb](https://www.youtube.com/TCTVweb).

Further, TCTV was forced to sacrifice the cable channel during the pandemic. An unwarranted delay in obtaining a needed TV server forced more subscribers to flee cable TV for digital platforms to receive crucial information. TCTV and operations similar to it are further hampered by outdated regulations and an absurd funding mechanism that has now made the cable operator the financial steward of your community’s best information platform.

If non-cable TV households paid as much to fund TCTV as the average cable TV subscriber, TCTV would have approximately \$100,000 in additional revenues each year, which is needed to bolster its personnel to the operational capacity needed to serve our community and become a financially sustainable operation.

Forward-thinking communities including North Attleboro and Plainview have already committed funding to achieve cable subscriber equity, and other communities plan to follow. Cable TV subscriber equity is simply a matter of fairness, and at the same time helps to fund your valuable media operations. It is the right thing to do.

The Cable Department and TCTV Director will provide you with details of how Templeton may provide cable subscriber equity and help to fund TCTV's needed growth.

Other Funding Recommendations:

- Allow chargebacks to TCTV through indirect costs for meeting productions, per time.
- Allow charges for requests to record meetings not on TCTV's broadcast list. Underwriting costs are an average of \$250 per meeting.
- Allow sponsorships on TCTV via Channel 8 Calendar, Facebook news feed, and other outlets (per consultation with legal).
- Use End of Year Monies—Much has been made in the past year about unused monies remaining at the end of the fiscal year. Those monies can be directed to TCTV to help support operating costs.
- Consider implementing PayPal, Crypto and Square, etc., to facilitate electronic payments.

Respectfully,
Templeton Cable TV Advisory Committee

Approved at Jan. 2, 2024 Cable TV Advisory Committee meeting
Gage Pacier, Pat Gale, John Columbus online via Zoom.



The Commonwealth of Massachusetts
EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY
STATE 911 DEPARTMENT
151 Campanelli Drive, Suite A ~ Middleborough, MA 02346
Tel: 508-828-2911 ~ TTY: 508-947-1455
www.mass.gov/e911



MAURA T. HEALEY

Governor

TERRENCE M. REIDY

Secretary

KIMBERLEY DRISCOLL

Lieutenant Governor

FRANK POZNIAK

Executive Director

December 1, 2023

Mr. Bernard Malouin
Chairperson, Selectboard
Town of Phillipston, MA
50 The Common
Phillipston, MA 01331

Chairperson Malouin:

I am reaching out to discuss the future of emergency communications in the Town of Phillipston (Phillipston) following its notice to leave the Templeton Regional Emergency Communications Center (Templeton RECC), which was received by the State 911 Department (Department) on June 1, 2023.

The Department has been monitoring this situation since it received the notice of Phillipston's intent to leave the Templeton RECC, and we have noted the potential consideration of the Town of Athol (Athol) in your future emergency communication plans. As I informed the Board's Administrative Assistant, Melanie Jackson back in June of 2023, projects involving Athol will not be considered by this Department at this time. It is critical to understand that the Department will not support or consider any regional 911 project involving Athol due to their ineligibility to receive any Department grant funding until Fiscal Year 2028. See the attached letter agreement to Gardner and Athol signed by officials of both communities. Any plan involving Athol as a regional 911 partner should not be considered. It is important to note that this Department has communicated this to the Town of Athol as well.

That said, the Department feels that it is in Phillipston's best interest to remain in the Templeton RECC. In an effort at one last good faith approach to this, the Department is requesting a meeting with representatives from Phillipston and Templeton to discuss ways to preserve the existing RECC framework. The objective of this meeting would be to determine if a viable path for maintaining the relationship with Templeton is possible in the hopes of having a new agreement reached, and if not to work with Phillipston in selecting a path forward. In accordance with Massachusetts General Laws Chapter 6A Sections 18A, et. seq., the Department is responsible for coordinating and administering 911 service in Massachusetts, including the allocation of 911 call flow and the total number and location of public safety answering points in the Commonwealth.

Your prompt response to this inquiry would be greatly appreciated, as it will assist us in ensuring that the 911 services within the Commonwealth continue to operate efficiently and effectively.

Thank you for your attention to this matter. I look forward to your response and to a constructive dialogue aimed at finding the best possible solution for all parties involved.

Regards,

A handwritten signature in black ink that reads "Joseph Crean". The signature is written in a cursive, slightly slanted style.

Joseph J. Crean
Director of Special Projects
State 911 Department

Cc: Adam Lamontagne: Templeton Town Administrator
Chief Michael Bennett: Templeton Police Department
Chief David Dickie: Templeton Fire Department
Chief Kevin Dodge: Phillipston Police Department
Chief Jeffery Parker: Phillipston Fire Department
Frank Pozniak: Executive Director, State 911 Department
Normand Fournier: Deputy Executive Director, State 911 Department
Dennis Kirwan: General Counsel, State 911 Department

5h.



Real Estate Appraisal Report

10 Pleasant St
Templeton, MA 01436



Prepared For:

Adam D. Lamontagne,
MPA, MCPPO
Town Administrator
Town of Templeton
Town Hall, Room 6
P.O. Box 620, 160 Patriots Road
East Templeton, MA 01438

Prepared By:

James M. Daly &
Kevin Sullivan
Daly Appraisal Services
One Financial Plaza
Suite 1410
1350 Main Street
Springfield, MA 01103

Effective Date of "As Is" Valuation

December 12, 2023

December 26, 2023

Adam D. Lamontagne, MPA, MCPPO
Town Administrator
Town of Templeton
Town Hall, Room 6
P.O. Box 620, 160 Patriots Road
East Templeton, MA 01438

Re: **Appraisal Report C23-117: 10 Pleasant St, Templeton, MA 01436**

Dear Mr. Lamontagne:

At your request, we have prepared an Appraisal Report of 10 Pleasant St in Templeton, MA. The purpose of the appraisal report is to develop and report an informed and independent opinion of the Fair Market Value of the subject property. The intended user is the Town of Templeton. The intended use of the appraisal is to ascertain the Fair Market Value of the property for a prospective sale.

The subject is a single vacant residential parcel located within the village of Baldwinville in the town of Templeton. The site is flat and rectangular consisting of 12,196 SF of Village zoned land with 82.5 linear feet of frontage.

The parcel was formerly improved by a 2,526 SF multi-family building utilized as a rooming house. The building was destroyed by a 2014 fire, then razed by the Town of Templeton in Summer 2023.

There are no *hypothetical conditions* involved in our valuation of the subject property.

We have made the *extraordinary assumption* that information provided to us by the ownership, tenant, and our client, the Town of Templeton, is accurate and truthful.

The accompanying Appraisal Report sets forth in detail our methods of valuation and our conclusions concerning the Market Value of the subject property. As a result of our inspection, market research, and analysis of the property, it is our opinion that the Market Value of the fee simple interest of the subject property, as of December 12, 2023, was:

Sixty Thousand Dollars

\$60,000

Adam D. Lamontagne, MPA, MCPPO
Town Administrator
Page 2
December 26, 2023

Thank you for contacting our firm for this assignment. If you have any questions concerning our valuation and analysis, please contact us at 413-301-5473.

Sincerely,



James M. Daly
MA General Certification #75253



Kevin Sullivan
MA General Certification #76147

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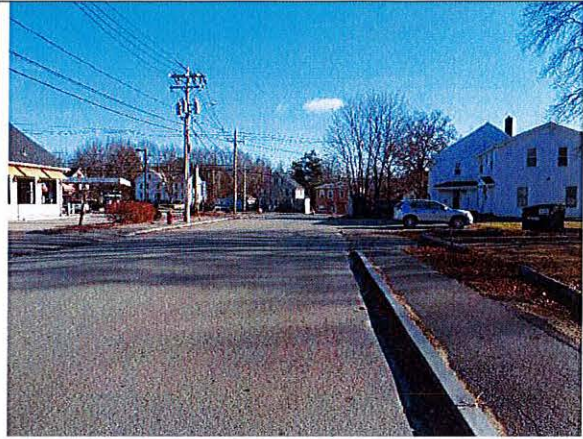
Summary of Salient Facts and Conclusions

Type of Report:	Appraisal Report
Location:	10 Pleasant St, Templeton, MA 01436
Owner of Record:	Town of Templeton
Rights Appraised:	Fee Simple
Zoning:	Village District
Subject Land Area:	12,196 SF
Subject Improvements:	The subject is a single vacant parcel located within the village of Baldwinville in the Town of Templeton. The site is flat and rectangular with approximately 82.5 linear feet of frontage and 12,196 SF of Village zoned land.
Purpose of the Appraisal:	To develop and report an informed and independent opinion of the Fair Market Value of the subject property.
Intended User of the Appraisal:	Town of Templeton
Intended Use of the Appraisal:	Ascertain the fair market value for a prospective sale.
Effective Date of Valuation:	December 12, 2023
Estimate of Market Value – “As Is”	
Sales Comparison Approach	\$60,000
Income Approach	N/A
Cost Approach	N/A
Final “As Is” Value Estimate	\$60,000
Exposure Time:	3 months
Appraised By:	James M. Daly & Kevin Sullivan Daly Appraisal Services One Financial Plaza, 1350 Main Street, Suite 1410 Springfield, MA 01103

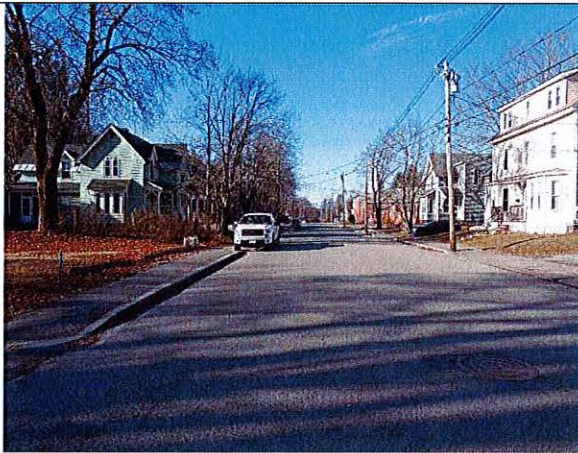
Exterior Photos Taken December 12, 2023, by Kevin Sullivan



View of front of subject site



Street scene, looking E on Pleasant St toward Elm St (Rt 202). Subj on right.



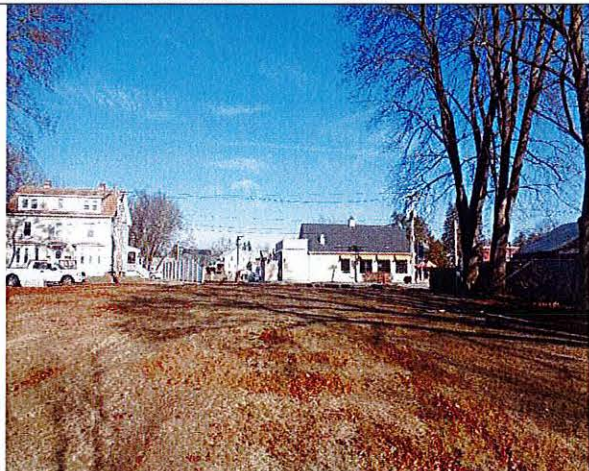
Street scene, looking W on Pleasant St. Subject on left.



Dunkin Donuts across the street. Front of restaurant faces Elm St.



Subject curb cut for driveway – overgrown with grass.



Rear of subject site looking toward Pleasant St.

Identification of the Subject Property

The subject for appraisal is located at 10 Pleasant St in Templeton and identified as Parcel 01-04-132 by the Templeton Assessor's Office.

Legal Description/Sales History

The subject is currently owned by the Town of Templeton which acquired the property through a July 11, 2016 tax taking. A copy of the Instrument of Taking can be located in the Worcester Registry of Deeds Book 55613, Page 62.

The subject property is not currently listed for sale or encumbered by a purchase and sale agreement. A copy of the Deed Taking has been included in the Addendum of this report.

Purpose, Intended User, and Intended Use of the Appraisal

The purpose of the appraisal report is to develop and report an informed and independent opinion of the Fair Market Value of the subject property. The intended user is the Town of Templeton. The intended use of the appraisal is to ascertain the Market Value of the property for a prospective sale.

Definition of Fair Market Value

Market Value is defined as "the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. ' Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what he considers his/her own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in US dollars or in terms of financial arrangements comparable thereto;
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."¹

Alternative Definitions of Value

- Market Value is the value to a typical buyer.
- Investment Value is the value to a specific buyer or investor.
- Value to Lender is based on minimizing the likelihood of becoming an owner by default.
- Value to User could reflect non-investment criteria.

¹ Office of the Comptroller of the Currency. Rule 12 CFR 34.42 (f).

The “As Is” Value

The “As-Is” value represents the value of the property in its reported condition as of the effective date of the appraisal. It represents the highest probable price that a prudent purchaser would pay for the subject considering all the costs and risks inherent in its future development/ownership.

Property Rights Appraised

The fee simple estate is defined as:

“absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.”²

The leased fee estate is defined as:

“an ownership interest in the real estate held by a landlord who has transferred the right of occupancy to a property through the execution of a lease. The leased fee estate can be valued as the present value of the lease income plus the right to the reversion at the end of the lease.”³

The subject property is vacant unimproved land, unencumbered by any leases and/or rental agreements. We have therefore appraised the Market Value of the fee simple interest in the property.

Date of Inspection/Effective Date of Valuation

The exterior of the property was personally inspected by Kevin Sullivan, a staff appraiser at Daly Appraisal Services on December 12, 2023, and photographs of the site were taken at that time. December 12, 2023, serves as the effective date of this appraisal. James Daly assisted Kevin Sullivan with the appraisal analysis and compilation of this report. He did not personally inspect the property.

Extraordinary Assumption

An extraordinary assumption is an assumption which, if found to be false, could alter the resulting opinions or conclusions. We have also made the extraordinary assumption that the information about the property provided to us by ownership and our client, the Town of Templeton, is accurate and true. As such, a limiting condition exists. If the assumptions that we have stated above are found to be false, we reserve the right to change our opinion of the subject’s value.

Scope of the Appraisal

Preparation of this Appraisal Report included the following:

- An inspection of the subject property. The appraiser walked the site to determine the site’s physical characteristics.

²The Appraisal Institute, The Appraisal of Real Estate, 12th Edition, Chicago, 2001, p. 79.

³ Income Property Appraisal, Second Edition, Dearborn Real Estate Education, Chicago, 2005, p. 350.

- Research to determine the existence of any adverse site and property conditions, including a search of the subject on Massachusetts' Energy & Environmental Affairs Database and the EPA's database of contaminated properties.
- Analysis of pertinent public documents such as deeds, property cards, tax records, and the market environment, which affect and influence the value of the subject property.
- The market study contained in this report covered a broad area and span of time, including a review of all applicable sales reported by Worcester County Registry of Deeds as well as data sources including Banker & Tradesman, MA MLS, local real estate brokers, and our office files.
- We have investigated economic conditions and current trends that could have an impact on the value of the subject property.
- Included in the appraisal process is an analysis of the property to determine its highest and best use. After highest and best use was determined, the Sales Comparison, Income, and Cost Approaches were then considered in determining a value estimate for the property.
- In order to determine the Market Value of the subject property, the Sales Comparison Approach was utilized.
- This Appraisal Report has been made in accordance with the assumptions and limiting conditions set forth herein and is subject to the Uniform Standards of Professional Appraisal Practice adopted by the Appraisal Standards Board of the Appraisal Foundation.
- General assumptions and limiting conditions applicable to the appraisal are attached to this report.

Assignment Acceptability

Based on market data available and our research, we have used a valuation method that is considered to be most relevant for the property type. It is our opinion that a similar valuation method would be used by other market participants and our peers.

Competency Statement

Based on our knowledge of the local commercial real estate market, we certify that we have the knowledge and experience to complete this assignment in accordance with the competency rule in the Uniform Standards of Professional Appraisal Practice (USPAP).

Personal Property

The final value proffered in this report is of the real estate only. Our final value conclusion does not include the valuation of any licenses, furniture, fixtures, equipment, or businesses associated with the subject property.

10 Pleasant St Templeton Local Economic Data

Baldwinville is an unincorporated village and census-designated place (CDP) within the town of Templeton. Although it is a CDP, the population of 2,148 is below the threshold of 5,000 for complete census data. Therefore, when data on Baldwinville itself is available, we have used it, and when that data is not available, we have used data for Templeton, the town in which Baldwinville is located.

The effective date of valuation for this property is 12/8/2023. The most recent date available for information on employment and wages in Templeton from the Bureau of Labor Statistics is September 2023. At that time, the unemployment rate in Templeton was 2.9%, down slightly from the previous month. The unemployment rate in the US is 3.8% and in Massachusetts it is 2.5%.



The median household income in Baldwinville is \$63,083, which is in line with the median household income of similar CDPs in central Mass, but lower than the state median of \$89,026. Approximately 7% of Baldwinville residents live below the poverty line, which is lower than all the similar CDPs other than Petersham, and lower than the state's poverty rate of 9.9%.

Figure 2: Baldwinville CDP, MA Median Household Income

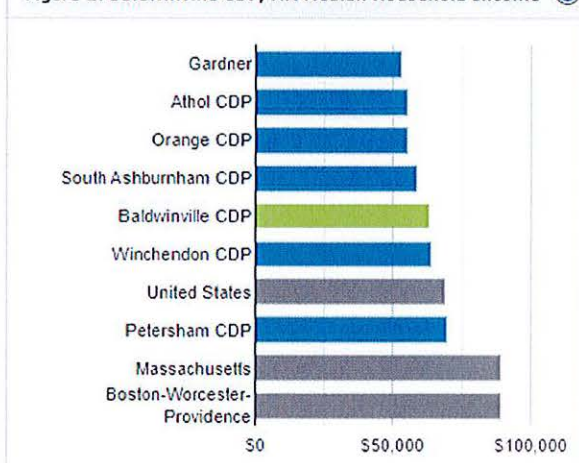
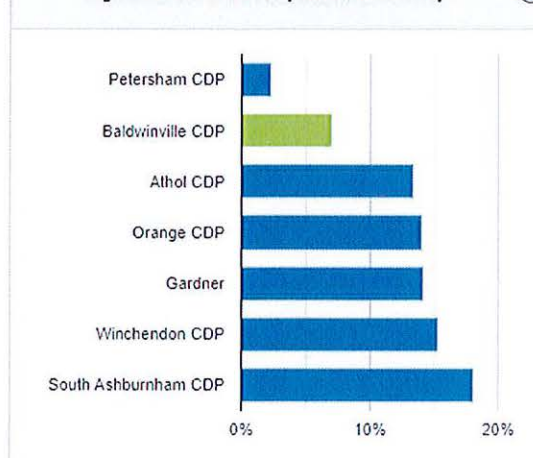
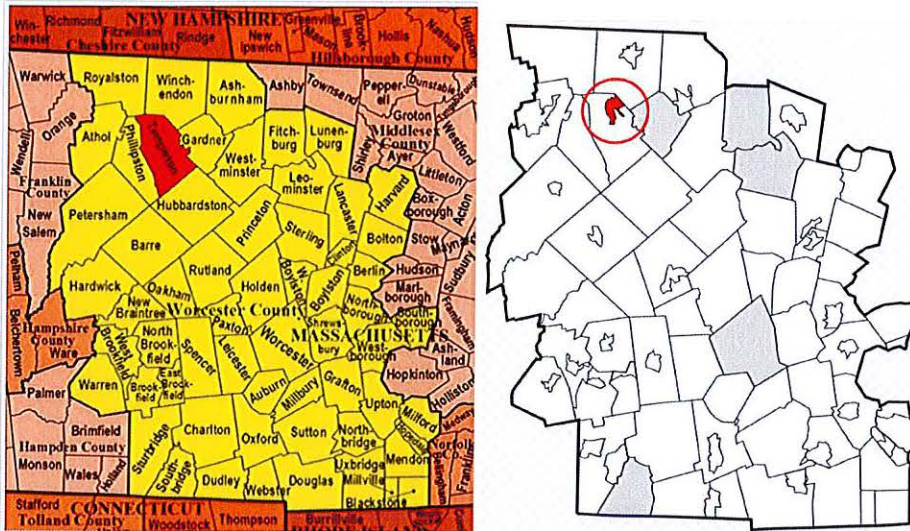


Figure 11: Percent of Population in Poverty



Neighborhood Analysis - Boundaries



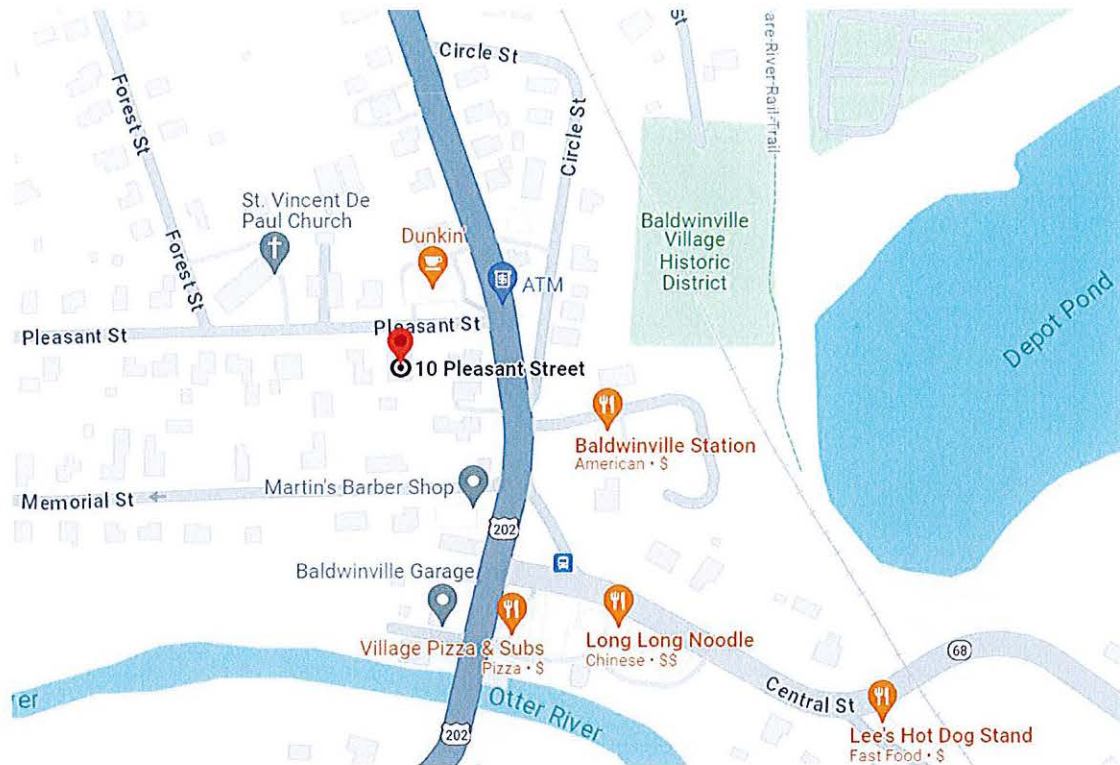
Templeton borders Gardner, Winchendon, Royalston, Phillipston, and Hubbardston. The Baldwinville area lies on the border with Winchendon, in the northeast corner of the town.

Baldwinville comprises 2.5 square miles and has its own zip code (01436) and post office.

Access and Linkages

The subject property (depicted by red balloon in map below) is located on the short moderately travelled east/west road Pleasant St, which is off of Elm St (Rt 202) in Templeton. The subject has a curb cut on Pleasant St which formerly led to a paved driveway. The driveway area is overgrown with grass.

Route 202 is a major state route in the rural areas of central and western Mass, and runs both north-south and east-west and has many local names concurrent with being numbered Route 202. To the south of the subject, Route 202 runs parallel to (and provides access to) Route 2, which is a statewide east-west road that runs to Boston in the East and North Adams in the West, where it terminates. Access to Interstate 91 is in Greenfield, which is 35 miles/45 minutes to the west. Interstate 190, which links to Interstates 290, 495, and 90 (the Mass Pike) is in Leominster, about 25 miles/35 minutes to the east.



Public transportation is offered by the Montachusett Area Regional Transit (MART), which has a spur line, the Winchendon Link, that runs from Templeton Center/City Hall through Baldwinville to Winchendon Monday through Friday. There is a stop within walking distance to the south of the subject on Circle St.

The private Wilson Bus Lines offers tourist excursions throughout the northeast departing from East Templeton (where they are headquartered) and Leominster. The closest train service is the Fitchburg Line Commuter Rail with stops in Fitchburg and Leominster.

Boston's Logan International Airport and Bradley International Airport in Windsor Locks, CT are about 75 miles away.

Walk/Bike/Transit Score

The subject is car dependent.

10 Pleasant Street

Baldwinville, Massachusetts, 01436

Commute to **Downtown Baldwinville**

1 min 2 min 1 min 3 min View Routes

[Favorite](#) [Map](#) [Nearby Apartments](#)

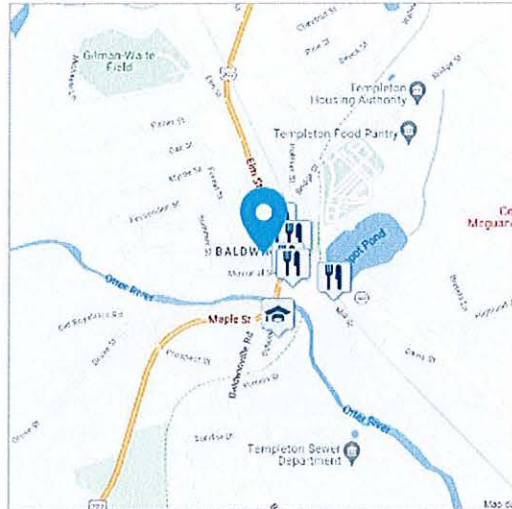
Walk Score
40

Car-Dependent
Most errands require a car.

Bike Score
21

Somewhat Bikeable
Minimal bike infrastructure.

[About your score](#)
[Add scores to your site](#)



Demand Generators

684 of Baldwinville’s residents are employed. The mean commute time to work for those workers is 32.3 minutes. 7% of the residents walked, meaning that they are working in the relatively small area of Baldwinville center. 12% worked from home.

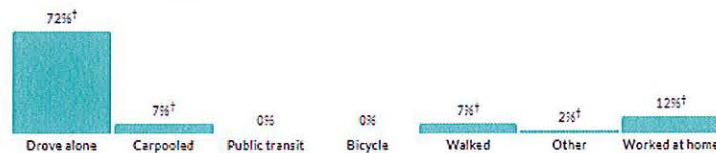
Transportation to work

32.3 minutes

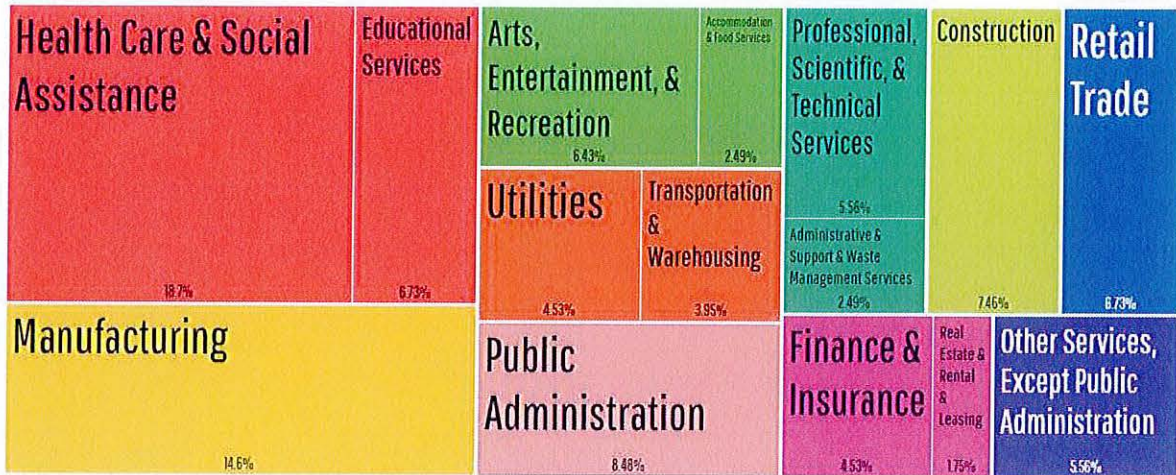
Mean travel time to work

about 10 percent higher than the figure in the Worcester, MA-CT Metro Area: 29.3
about 10 percent higher than the figure in Massachusetts: 29.6

Means of transportation to work



The largest industries in Baldwinville, MA are Health Care & Social Assistance (128 people), Manufacturing (100 people), and Public Administration (58 people), and the highest paying industries are Public Administration (\$98,056), Educational Services (\$68,438), and Manufacturing (\$65,625).

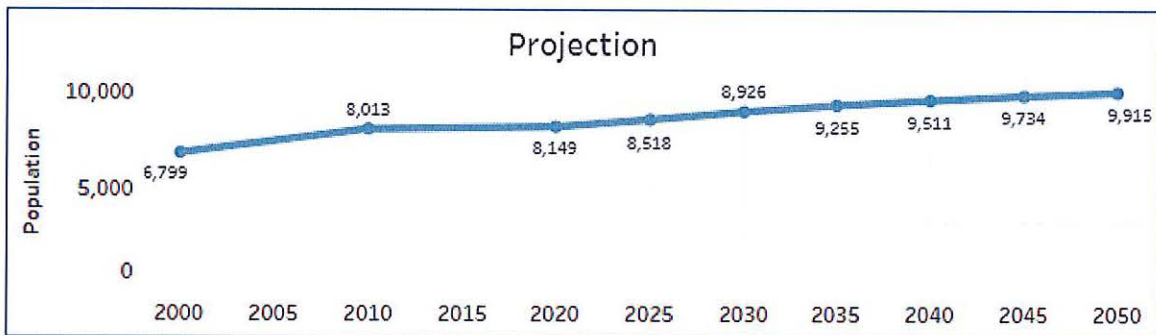


According to the North Central Chamber of Commerce, the largest regional employers are BF Goodrich in Leominster, Future Electronics Corp in Bolton, Health Alliance Hospital, and the Wachusett Mountain Ski Area, all of which employ between 1,000 – 4,999 people, followed by Deluxe Corp in Groton, Fitchburg State College, Sterlite Corp, MCI Shirley, Nashoba Valley Medical Center in Ayer, all of which employ 250 – 499 people.

Demographic Factors

The population of Baldwinville is approximately 2,148 as of July 2021, according to the US Census office. This is an increase of 920 people since the 2010 Census. Templeton's population as a whole is 8,145 (as of July 2021), an increase of 26 people, which means that the Baldwinville CDP gained far more residents than the town did overall.

The UMass Donahue Institute projects that Templeton's population will continue rising steadily, reaching nearly 10,000 people by 2050. There was no projection available specifically for Baldwinville.



Housing

The median value of a housing unit in Baldwinville is \$262,300, with about 81% of the housing stock being single family homes. The median value in Baldwinville is slightly less than the Worcester Metro median of \$298,900 and less than the MA median of \$424,700.

Units & Occupancy

834

Number of housing units

the Worcester, MA-CT Metro Area: 398,682

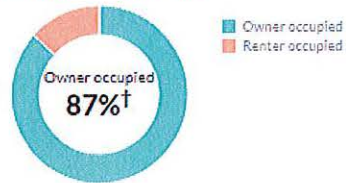
Massachusetts: 2,979,634

Occupied vs. Vacant



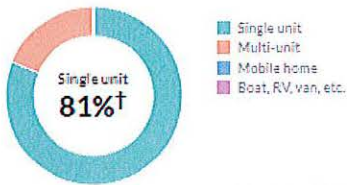
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Ownership of occupied units



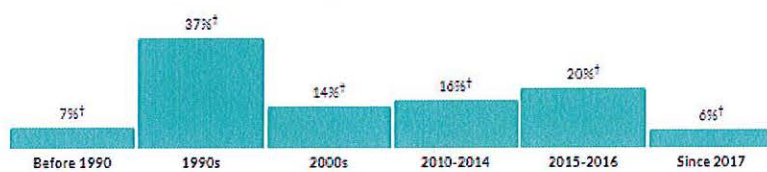
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Types of structure



Show data / Embed

Year moved in, by percentage of population



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Value

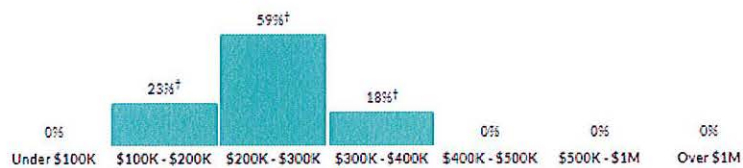
\$262,300

Median value of owner-occupied housing units

about 90 percent of the amount in the Worcester, MA-CT Metro Area: \$298,900

about three-fifths of the amount in Massachusetts: \$424,700

Value of owner-occupied housing units



Show data / Embed

Retail and Public Services

There is a US Post office is within walking distance to the north (about 250 feet) of the subject as well as several restaurants and service-focused businesses in the village center of Baldwinville. The nearest hospitals are about 15 miles to the east in Gardner or the same distance to the west in Athol, and both are part of the Heywood Health chain.

The same is true for grocery stores, pharmacies, and other chain retail stores; a drive to Athol or Gardner.

Police and Fire Protection

The Templeton Fire Department Station 2 is about 1000 feet south of the subject property on School St and the police department is about 4 miles south on S Road in Templeton.

Area Land Use

The subject is zoned Village District, indicated by the color red. The dark green area to the east is zoned Residential/Agricultural 1 .



The character of the immediate area that of a village center with a mix of thickly settled single family homes and small businesses, many that appear to be home-based or conversions of former single-family homes.

Immediate Surroundings

The immediate surroundings appear to be primarily single family, multi-family, with a mix of commercial/retail.

Development in the area

There has not been any notable commercial development in Templeton in the past several years, however there has been a significant residential building boom throughout the town since 2020. Large tracts of former farmland have sold and been developed into luxury single-families, and some tracts have been subdivided and sold as buildable lots.

Some of these areas include French Road (with units selling between \$600,000 and \$766,000 in 2023), Lord Road, Patriot Road, Turner Lane, Brook Road and King Philips Trail.

General Appearance

The immediate area is primarily made up of single family and multi-family properties with a small mix of retail/commercial/municipal buildings. Dense forestry, Depot Pond, and Otter River are located to the east and south.

Price/Value Trend

A decrease of 9.6% over a 24 month time period. Considered stable.

Outlook and Conclusions

The subject is in a village center, far from highway access, but with desirable rural attributes and sufficient internet connectivity to support a significant work from home population with high earning potential that can support small, local retail. In comparison to other areas of Templeton, it is rated as follows:

Highway Access	Poor
Demand Generators	Above Average
Land Use	Average
Employment Stability	Above Average
Police and Fire Protection	Average
General Appearance	The immediate area is primarily made up of single family and multi-family properties with a small mix of retail/commercial/municipal buildings. Dense forestry, Depot Pond, and Otter River are located to the east and south.
Price/Value Trend	A decrease of 9.6% over a 24 month time period. Considered stable.

Market Analysis – Residential Land

Residential Land Sales 12 Month Year over Year

We conducted a survey of land sales within a 10 mile radius of the subject property using 12 month year over year data for residential land parcels between 0—1.5 acres. The data indicate a decrease of 9.6% in the mean sale price from \$68,806 (12/6/2021-12/6/2022, 16 sales) to \$62,195 (12/6/2022-12/6/2023, 21 sales).

Rounded to 10% over the 24 month time period, we consider residential land sales to be stable in the Templeton area. Our land sales will therefore not be adjusted for market conditions in our sales comparable grid.

Site Characteristics - Land Area, Shape, Frontage

The subject is comprised of a rectangular shaped parcel that contains approximately 12,196 SF of Village District zoned land. According to the Templeton Assessor's office, the parcel has 82.5 linear feet of frontage on Pleasant St.

Access/Visibility

The subject site is located on the short moderately travelled east/west road Pleasant St, which is off of Elm St (Rt 202) in Templeton. The subject is visible from each direction. The subject has a curb cut for a driveway which is now overgrown with grass.

Easements/Encroachments

There are no apparent easements or encroachments according to the 2010 deed.

Utilities

The subject site is currently a vacant unimproved lot with the former structure, a rooming house, having been razed. The water and sewer lines have been capped. Electric and telephone wires stretch overhead.

Floodplain Information

The subject property is located in Flood Zone X, *which is not in a FEMA Special Flood Hazard Area*, as verified by Map 2503390008B, dated May 17, 1982 and published by the Federal Emergency Management Agency (FEMA). Site drainage appears to be adequate. A copy of the Flood Map is included in the Addendum.

Zoning/Conformity

The subject is located in the Village District zone. Single-family and two-family uses are allowed by right without site plan approval by the Planning Board, as long as a structure(s) contains less than 5,000 square feet of floor area.

The following nonresidential uses are allowed by right, with site plan approval from the Planning Board: Retail sales. Personal service shops, including but not limited to barber, salon, cosmetologist, massage therapist. Business or professional offices. Banks and other financial institutions. Liquor store, including the sale of beer, wine, liquor and/or

other hard spirits. Ice cream stands. Multifamily dwellings may be permitted by special permit.

The Planning Board may allow the following nonresidential uses only upon the granting of a special permit: Veterinary hospitals, clinics and grooming facilities; but not including kennels. Overnight stays of animals are permitted only if associated with medical procedures. Gasoline and/or service stations. An amusement enterprise, including but not limited to bowling, theater, performing arts center, skating or fitness clubs operated for profit. Hotel, motel or inn. Small appliance or equipment repair, including but not limited to household appliances, lawn mowers, chain saws. Dry cleaner or self-service coin-operated laundry.

Dimensional requirements for legal development in the Village District are outlined below:

Primary Uses

Min. Lot Area	1 Acre
Min. Frontage	150'
Min. Front Yard Setback	30'
Min. Side Yard Setback	15'
Min. Rear Yard Setback	30'
Maximum Height	2.5 Stories

The subject is vacant land and currently a legal, conforming use.

Environmental

Although no site assessment was provided to us at the time of inspection, no adverse conditions were noted. We have assumed that the subject site meets all acceptable standards with regard to the Massachusetts General Law Chapter 21E, "The Massachusetts Oil and Hazardous Material Release Prevention and Response Act." We reserve the right to alter our opinion of value if at any point in the future we are provided with information that indicates that there is contamination on site.

Assessment/Real Estate Taxes

10 Pleasant St has an assessed value of \$132,100 and a FY 2023 residential rate of \$12.92 per \$1,000 according to the Templeton Assessor's database.

The town of Templeton participates in the Community Preservation Act (CPA) which is an additional tax levied against real property within the town. This tax is a 1.50% surcharge on real estate taxes, with the first \$100,000 of residential assessed value exempt from this charge. According to the Templeton Assessor's office, since the town has taken ownership of the property, neither the town tax or CPA tax is assessed on the property.

Total real estate taxes for the subject property is estimated at \$1,713.

Site Description/Improvements



The subject is a single rectangular shaped residential parcel located within the village of Baldwinville in the town of Templeton. Baldwinville is an unincorporated village located in the northern section of Templeton near the Winchendon town line. The village has a population of 2,148, comprises 2.5 square miles, and has its own zip code (01436) and post office.

The site is flat and rectangular with approximately 82.5 linear feet of frontage and 12,196 SF of Village zoned land. The parcel is vacant, unimproved, and situated between two residential properties: a 3-family to the east and a single family to the west. Dunkin' Donuts is directly across the street.

The site was formerly improved by a 2,526 SF multi-family rooming house which was destroyed by a 2014 fire and razed in the spring of 2023.

Highest and Best Use

Highest and best use as defined in Dictionary of Real Estate Appraisal, 7th Edition, published by the Appraisal Institute, is as follows:

1. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.
2. The use of an asset that maximized it's potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would willing to bid.
3. [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonable near future. (Uniform Appraisal Standards for Federal Land Acquisitions)

Improved properties are first analyzed as if vacant and available for development. Next, highest and best use "as improved" is determined and this serves as the basis for valuation of the property. The first step is highest and best use as though vacant.

Highest and Best Use as Vacant

The subject property is a vacant unimproved rectangular shaped 12,196 SF residential parcel located on Pleasant St in Templeton. The site is zoned Village District which requires a minimum lot size of 1 acre to build.

There are a few uses allowed by right in subject's Village District: Single-family and two-family as long as a structure(s) contains less than 5,000 square feet of floor area. Multifamily dwellings may be permitted by special permit.

In terms of what is **legally permissible**, the following nonresidential uses are allowed by right, with site plan approval from the Planning Board: retail, personal service shops, business/professional offices, bank, and liquor store.

The Planning Board may allow the following nonresidential uses only upon the granting of a special permit: veterinary hospitals, pet grooming facilities, gas/service station, theater/performing arts center, fitness club, hotel/motel, equipment repair, and dry cleaner/coin-operated laundry.

In terms of **financially feasible** options, we considered a number of uses. We feel that developing the subject site for a residential use such as single family or multi family would produce the highest net return to the owners of the site.

Therefore, after considering the legal, economic, physical, and feasible limitations for development of the subject site, it is our opinion that the **highest and best use of the site "as vacant"** would be to develop the property for a residential use such as single family or multi family.

Highest and Best Use as Improved

The subject site is currently a 12,196 SF vacant unimproved lot with the former structure, a rooming house, having been razed. We put all emphasis of HBU on the vacant analysis above.

Valuation Methodology

The purpose of this appraisal is to estimate the Market Value of the subject property. The Market Value estimate of the real estate is achieved by a systematic gathering, classification, and analysis of data which is required in the development of the three basic approaches to value: the Sales Comparison Approach, the Income Capitalization Approach, and the Cost Approach.

The Sales Comparison Approach involves a comparison of the subject property to similar properties that have actually sold in arm's-length transactions or are offered for sale. Sale and asking prices may be adjusted to reflect the significant differences, if any, that exist between the sale property and the subject property. The adjusted prices are correlated into a final, indicated value. This approach demonstrates what buyers have been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market. It is particularly useful in estimating the value of the land and properties that are typically owner-occupied.

The Income Capitalization Approach involves an analysis of the income earning capabilities of the subject property by estimating the fair market rental value of the property. This is referred to as potential gross income. Once potential gross income is determined and an allowance for potential loss of revenue due to vacancy and credit issues is applied against the potential gross income, this produces an effective gross income. Operating expenses are then deducted from the effective gross income producing an estimate of net operating income. The net operating income is then capitalized, providing an indication of the present Market Value. This approach is particularly applicable in estimating the value of properties that are normally purchased for investment purposes.

The Cost Approach involves estimating the replacement or reproduction cost new of all improvements, deducting for accrued depreciation from all sources and adding the land value, which is estimated by comparison to recent sales of similar land. This approach has its strongest reliability in applications involving real estate with new or fairly new structures or with improvements which are designed for a special purpose and cannot be readily converted to other uses.

Valuation of the Subject Property

It is necessary, prior to determining the appropriate valuation methodology, to identify the most likely purchaser of the subject property, since a valuation estimate should replicate the motivations of buyers and methodologies of the marketplace. We are of the opinion that the likeliest buyers of the subject property would be a prospective owner occupant or investor.

We have considered all three methods of valuation in this Appraisal Report and have selected the Sales Comparison Approach to value the property.

For the Sales Comparison, there have been a number of sales over the past three years of properties that compare favorably to the subject property and provide good value indicators.

We did not utilize the Income Approach for our determination of the subject's market value. The Income Approach was excluded because the subject's value is primarily determined by its status as a piece of residential land and lacks income potential, as land leases are atypical in this market.

The Cost Approach was also considered, but not utilized. Market participants do not consider it a viable approach for land valuation because land is not depreciated.

Sales Comparison Approach to Value

The Sales Comparison Approach is defined as:

"...a set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, applying appropriate units of comparison, and making adjustments to the sale prices of the comparables based on the elements of comparison."⁴

Five recent sales of similar properties are outlined on the following pages. They were compared to the subject in regard to characteristics such as sale price, date of sale, days on market (DOM), distance from subject, location, conditions of sale, rights conveyed, site area, utility, and zoning.

The unit of comparison utilized in this analysis are overall sale price and \$/SF, as these are the methods of comparison utilized by market participants. We believe these comparable sales are the best representations of the subject's value as of the effective date of the appraisal, as they reflect the motivations and actions of buyers during that time frame.

The five sales utilized as direct comparables are listed on the pages that follow:

⁴ The Appraisal Institute, The Appraisal of Real Estate, Twelfth Edition, Chicago, 2001. p. 417.

Comparable 1



Address	Lot 1 Pleasant St Athol, MA 01331
Sale Price	\$56,000
Sale Date	Sold and recorded on November 9, 2023
DOM	22
Grantor	Timothy and Amanda Griffith
Grantee	V&J Real Estate, INC
Legal Description	Worcester Registry of Deeds Bk 69862, Pg 362
Location	Average
Land Area	11,200 SF
Present Use	Vacant Residential Land
Zoning	Residential B
\$/SF	\$5
Financing	Cash
Sale History	Last transferred in August of 2022 for \$100
Source	Public Records, Registry of Deeds, MLS #73077982

Lot 1 Pleasant St is a rectangular shaped parcel containing 11,200 SF of land near the intersection of Charden Ln and Pleasant St in Athol. The site has 70 linear feet of frontage on Pleasant St and is located in central Athol just north of Route 202 and proximate to the Ellinwood Country Club. According to listing agent Lee Chauvette of Laer Realty Partners, the site has town water and sewer available in the street and was approved as a buildable lot by the Athol Planning Board in December of 2022. Agent Chauvette states the parcel was originally part of abutting neighbor at 618 Pleasant St and that the new buyer intends to build a single family property "at some point." Upon our viewing of the property, the site was undeveloped. The property was listed for sale MLS #73077982 at \$65,000 on 2/9/2023 and sold, reportedly for cash, on 11/9/2023 for \$56,000 after 22 days on market.

Comparable 2



Address	135 Barrett Avenue, Athol, MA 01331
Sale Price	\$60,500
Sale Date	Sold and recorded on August 3, 2023
DOM	19
Grantor	Jean A. and James F. Mallet
Grantee	Royal Development Projects, LLC
Legal Description	Worcester Registry of Deeds Bk 69475, Pg 36
Location	Average
Land Area	13,125 SF
Present Use	Vacant Residential Land
Zoning	Residential B
\$/SF	\$4.61
Financing	Cash
Sale History	Last sold in May of 2000
Source	Public Records, Registry of Deeds, MLS #73114021

135 Barrett Avenue is a rectangular shaped site containing 13,125 SF with 105 linear feet of frontage. Barrett Avenue is located within a circular residential neighborhood off of Pleasant St near Lake Ellis and conservation area with dense forestry. The site is flat and already cleared with town water and sewer available in the street. Listing agent Edward Ledgard of Millers River Real Estate was contacted but unavailable for comment. The site was listed for sale as 0 Barrett Avenue MLS #73114021 on 5/19/2023 for \$65,000 and sold, reportedly for cash, on 8/3/2023 for \$60,500 after 19 days on market. Since the August sale, the newly built single family shown above has nearly reached completion.

Comparable 3



Address	Lot 2 Charden Ln Athol, MA 01131
Sale Price	\$59,000
Sale Date	Sold and recorded on November 13, 2023
DOM	6
Grantor	Timothy Z. Richard
Grantee	V&J Real Estate, INC
Legal Description	Worcester Registry of Deeds Bk 69872, Pg 302
Location	Average
Land Area	15,504 SF
Present Use	Vacant Residential Land
Zoning	Residential B
\$/SF	\$3.81
Financing	Cash
Sale History	Last sold in December, 2011
Source	Public Records, Registry of Deeds, MLS #73167098

Charden Lane is a small cul-de-sac of single family homes located off of Pleasant St in central Athol. Athol Elementary and Middle schools are nearby as well as Lake Ellis and the Ellinwood Country Club. The 15,504 SF parcel is flat and cleared with 90' of linear frontage and town water/sewer available in the street. The property was listed for sale by Bruce Farley of Godin Real Estate. Agent Farley confirmed the sale and mentioned the new buyer intends to build a single family home. Listed as Lot 2 Charden Ln MLS #73167098, the site, which remains undeveloped, was priced at \$65,000 and sold for \$59,000 in a cash sale after 6 days on market.

Comparable 4



Address	71 Woodlawn St Winchendon, MA 01475
Sale Price	\$70,000
Sale Date	Sold and recorded on September 22, 2023
DOM	68
Grantor	Sutton Homes, LLC
Grantee	Matson Homes II, LLC
Legal Description	Worcester Registry of Deeds Bk 69673, Pg 103
Location	Average
Land Area	29,708 SF
Present Use	Vacant Residential Land
Zoning	Residential Suburban
\$/SF	\$2.36
Financing	Cash
Sale History	Last sold in February, 2020 for \$32,000.
Source	Public Records, Registry of Deeds, MLS # 73129794

71 Woodlawn St is a 29,708 SF rectangular land parcel abutting dense forestry to the east. Woodlawn St runs north/south off of Maple St (Route 202) located just east of Winchendon center. The parcel has 84 linear feet of frontage and is situated between two single family homes. The flat lot has been cleared and has town water and sewer available in the street. Listing agent Michelle Peterson of Elm Grove Realty listed the site for \$80,000 on MLS #73129794 on 6/26/2023 and sold the property in a cash sale for \$70,000 on 9/22/2023 after 68 days on market. Our viewing of the property confirmed the site remains undeveloped. Agent Peterson stated the seller, a builder, had demolished the house that was previously on the property with the intention to build a new house. He changed his mind and sold the cleared site to buyer/builder Mattson Homes, who intends to build a new single family dwelling.

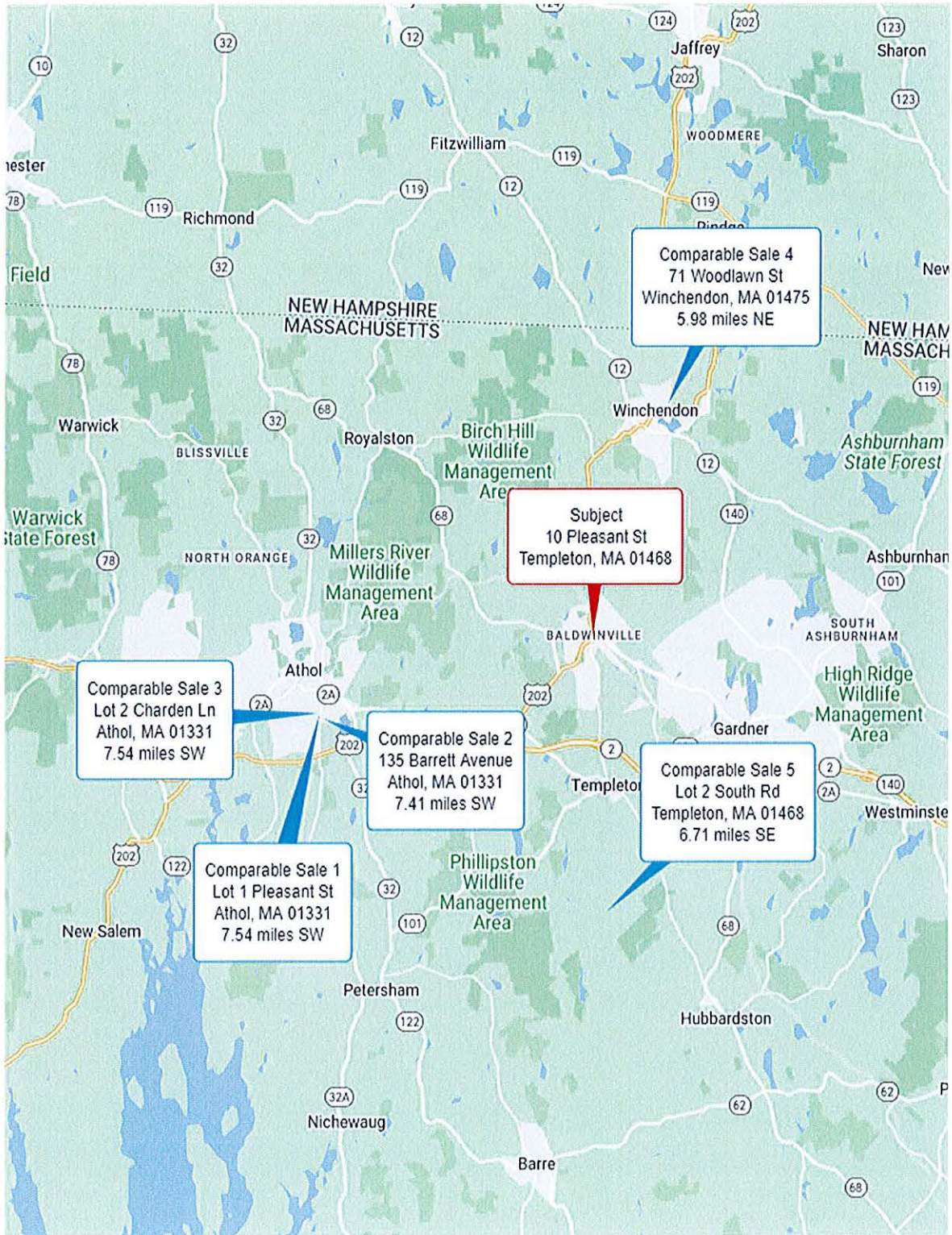
Comparable 5



Address	Lot 2 South Rd, Templeton, MA 01468
Sale Price	\$65,000
Sale Date	Sold and recorded on October 13, 2023
DOM	1
Grantor	Patricia R Meunier
Grantee	Donald S Foster II
Legal Description	Worcester Registry of Deeds Bk 69756, Pg175
Location	Average
Land Area	45,098 SF
Present Use	Vacant Residential Land
Zoning	Residential Agricultural 2
\$/SF	\$1.44
Financing	Cash
Sale History	Last sold in November, 2006
Source	Public Records, Registry of Deeds, MLS # 73098431

Lot 2 South Rd is located in the southern portion of Templeton near the Hubbardston town line and the Hubbardston State Forest. The uncleared rectangular-shaped parcel has 150 linear feet of frontage and consists of 45,098 SF of land. This parcel was originally part of the estate of Donald E. Chipman, an abutting 25 acre parcel. List agent Wendy Poudrette of Foster-Healey Real Estate listed the property for sale on MLS #73098431 at \$65,000 on 4/13/2023. The property sold for \$65,000, reportedly for cash, after one day on market. There were seller concessions of \$2,500. The list agent stated she believes that the new buyer intends to build a single family Colonial style house on the property.

Sales Comparison Approach - Location Map



Sale Comparison Approach	Subject	Comparable #1	Comparable #2	Comparable #3	Comparable #4	Comparable #5
Address	10 Pleasant St Templeton, MA	Lot 1 Pleasant St Athol, MA	135 Barrett Avenue Athol, MA	Lot 2 Charden Ln Athol, MA	71 Woodlawn St Winchendon, MA	Lot 2 South Rd Templeton, MA
Town						
Sale Price	-	\$56,000	\$60,500	\$59,000	\$70,000	\$65,000
Unadjusted SP/ISF	-	5.00	4.61	3.81	2.36	1.44
Sale Date	-	February 4, 2022 0.00% \$0	September 7, 2022 0.00% \$0	March 7, 2022 0.00% \$0	September 25, 2023 0.00% \$0	December 30, 2021 0.00% \$0
Type of Property	Residential	Residential 0% \$0	Residential 0% \$0	Residential 0% \$0	Residential 0% \$0	Residential 0% \$0
Rights Conveyed	Fee Simple	Fee Simple 0% \$0.00	Fee Simple 0% \$0.00	Fee Simple 0% \$0.00	Fee Simple 0% \$0.00	Fee Simple 0% \$0.00
Financing	-	Cash 0% \$0	Cash 0% \$0	Cash 0% \$0	Cash 0 \$0	Cash 0% (\$2,500)
Conditions of Sale	-	Arm's-length 0% \$0	Arm's-length 0% \$0	Arm's-length 0% \$0	Arm's-length 0 \$0	Arm's-length 0% \$0
Element Adjustments	-	\$0	\$0	\$0	\$0	(\$2,500)
Adjusted Sale Price	-	\$56,000	\$60,500	\$59,000	\$70,000	\$62,500
Adjusted SP/ISF		5.00	4.61	3.81	2.36	1.39
Distance from Subject	-	7.54 miles SW 0% \$0	7.41 miles SW 0% \$0	7.54 miles SW 0% \$0	5.98 miles NE 0% \$0	6.71 miles SE 0% \$0
Location	Average	Average 0% \$0	Average 0% \$0	Average 0% \$0	Average 0 \$0	Average 0% \$0
Site (SF)	12,196	11,200 0.00% \$0	13,125 0.00% \$0	15,504 5.00% \$2,950	29,708 15.00% \$10,500	45,098 25.00% \$15,625
Utility/Characteristics	Flat, Cleared	Flat, Wooded -5% (\$2,800)	Flat, Cleared 0% \$0	Flat, Cleared 0% \$0	Flat, Cleared 0% \$0	Flat, Wooded -5% (\$3,125)
Zoning	Village/Residential	Residential 0% \$0	Residential 0% \$0	Residential 0% \$0	Residential 0% \$0	Residential 0% \$0
Unit Adjustments		(\$2,800)	\$0	\$2,950	\$10,500	\$12,500
Total Adjustments		(\$2,800)	\$0	\$2,950	\$10,500	\$10,000
Total Adjustments %		-5%	0%	5%	15%	15%
Final Adjusted SP		\$53,200	\$60,500	\$61,950	\$80,500.00	\$75,000
Final Adjusted SP/ISF		\$4.75	\$4.61	\$4.00	\$2.71	\$1.66
		Given more weight	Given more weight	Given weight	Given weight	Given weight

Elements of Comparison

Comparable	Sale/List Price	Site SF	Adjustment Summary		
			Unadjusted \$/SF	Adjusted \$/SF	Gross Adjustment
1	\$56,000	11,200	\$5.00	\$4.75	5.00%
2	\$60,500	13,125	\$4.61	\$4.61	0.00%
3	\$59,000	15,504	\$3.81	\$4.00	5.00%
4	\$70,000	29,708	\$2.36	\$2.71	15.00%
5	\$65,000	45,098	\$1.44	\$1.66	34.00%

Of the 17 recent land sales analyzed, these five sales are considered most similar to the subject property. The unadjusted sale prices range from **\$56,000 to \$70,000**. Sales were compared for differences such as date of sale, property rights conveyed, financing, conditions of sale, location, site area, utility, and zoning.

Adjustments were made as a percentage of a comparable's unadjusted sale price, with the justification for the adjustment made through a combination of logic and matched pairs analysis. Below is an explanation of the comparisons:

Sale Date/Market Conditions

As written in the "Market Analysis" section of this report, the Templeton area residential land market declined by approximately 10% over the past 24 months. We consider residential land sales to be stable in the Templeton area and have not made any market adjustments.

Property Rights Conveyed

Each of the five sales were conveyed with fee simple interests. No adjustments are deemed necessary for this element of comparison.

Financing

Each of the five comparables were cash transactions. Comparable 5 was adjusted downward for \$2,500 in seller concessions.

Conditions of Sale

Conditions of Sale considers several factors, which include if the sale was a post foreclosure sale, if the buyer or seller were highly motivated, if the property was openly marketed for sale, or if the property was purchased by an abutter. These are all conditions that could affect the overall sale price. To the best of our knowledge, all five transactions were arm's length, so no adjustments were deemed necessary.

Location

The subject property and each of the comparables are proximate to amenities, local services, and shopping. No adjustments were deemed necessary.

Lot Size

The scatter plot to the right is a graph of the 17 properties we considered for our report. These parcels of land ranged in size from 11,200-63,162 SF.

The trend line in our graph indicates that there is a correlation between lot size and \$/SF: the larger the site, the lower the \$/SF.



Given the graph above, we made the following adjustments to account for the correlation between \$/SF and lot size:

Comparable 3 (15,504 SF) +5%
Comparable 4 (29,708 SF) +15%
Comparable 5 (45,098 SF) + 25%.

No adjustments were made for comparables 1 and 2 as each are considered similar to the subject site.

Utility / Physical Characteristics

The subject parcel is an unimproved cleared lot ready for development. Comparables 2-4 are considered similar and left unadjusted. Comparables 1 and 5 were each adjusted downward 5% for uncleared, wooded lots.

Zoning

The subject is located in the Village District of Templeton. Residential single family and two family buildings under 5,000 SF are permitted by right. Each of the five comparables are located in residential districts so no adjustments were deemed necessary.

Conclusion

We believe the five comparable sales utilized in the Sales Comparison analysis were the best available for review and represent a good reflection of today's marketplace for a property such as the subject in the Templeton area. There was more data available than used in this analysis, excluded because of a disparity in location, date of sale, use, and/or lot size.

Consideration was given to all of the comparables because they are valid value indicators. Not one comparable resembles the subject most exactly, but taken together, they have allowed us to arrive at a reasonable estimate of value. We emphasized comparable 1 and comparable 2 which best bracket the subject's lot size.

To make sense of all the data, we focused on the adjusted price per square foot. The adjusted \$/SF of the two most similar sales, comparables 1 and 2, ranged from \$4.61 - \$4.75. **See sales summary chart below.**

<u>Sale Comparison Summary</u>			
<u>Price/Sf</u>			
Range	\$1.66	To	\$4.75
Median	\$4.00		
Mean	\$3.56		
<u>Analysis Results</u>			
Subject Site SF	12,196		
Most Probable Price per SF Range	\$4.61	To	\$4.75
Most Probable Sale Price Range	\$56,223.56	To	\$57,931.00
Estimated Price per SF	<u>\$4.70</u>		
Estimated Market Value	\$57,321.20		

In consideration of the subject's location, cleared site, and correlation between lot size and \$/SF, we conclude that the subject warrants a \$/SF of \$4.70 which is slightly less than comparable 1's (\$4.75/SF) smaller lot size and comparable 2's (\$4.61/SF) larger lot size. Applying our \$4.70/SF factor to the subject's 12,196 SF indicates a value of \$57,321, which we have rounded to \$60,000.

In conclusion, the "as is" Market Value of the fee simple interest in the subject property, via the Sales Comparison Approach, as of December 12, 2023, was:

Sixty Thousand Dollars

\$60,000

Exposure Time

Exposure time is the length of time the subject property would have been exposed for sale in the market had it sold on the effective valuation date at the concluded market value. Exposure time is always presumed to precede the effective date of the appraisal. Based on our review of recent sales transactions for similar properties and our analysis of supply and demand in the local office market, it is our opinion that the probable exposure time for the subject at the concluded market value stated previously is 3 months.

Marketing Period

Marketing time is an estimate of the amount of time it might take to sell a property at the concluded market value immediately following the effective date of value. As we foresee no significant changes in market conditions in the near term, it is our opinion that a reasonable marketing period for the subject is likely to be the same as the exposure time. Accordingly, we estimate the subject's marketing period at 3 months.

Reconciliation and Final Value Estimate

Indicated Market Value via the Sales Comparison Approach, Residential	\$60,000
Indicated Market Value via the Income Approach	N/A
Indicated Market Value via the Cost Approach	N/A

All three approaches to value were considered in the estimation of the Market Value of the subject property. We used the Sales Comparison Approach.

We did not utilize the Income Approach for our determination of the subject's market value. The Income Approach was excluded because the subject's value is primarily determined by its status as a piece of residential land and lacks income potential, as land leases are atypical in this market.

The Cost Approach was also considered, but not utilized because market participants do not consider it a viable approach to value and predominantly rely upon the Sales Comparison Approach for land valuation.

In the Sales Comparison Approach, five comparables of similar properties were analyzed and compared to the subject. After analyzing the differences in the elements of comparison between the subject and the comparables, we selected a Price/SF of \$4.70. Applying \$4.70/SF to the subject's 12,196 SF indicated a value of \$57,321, which we rounded to \$60,000.

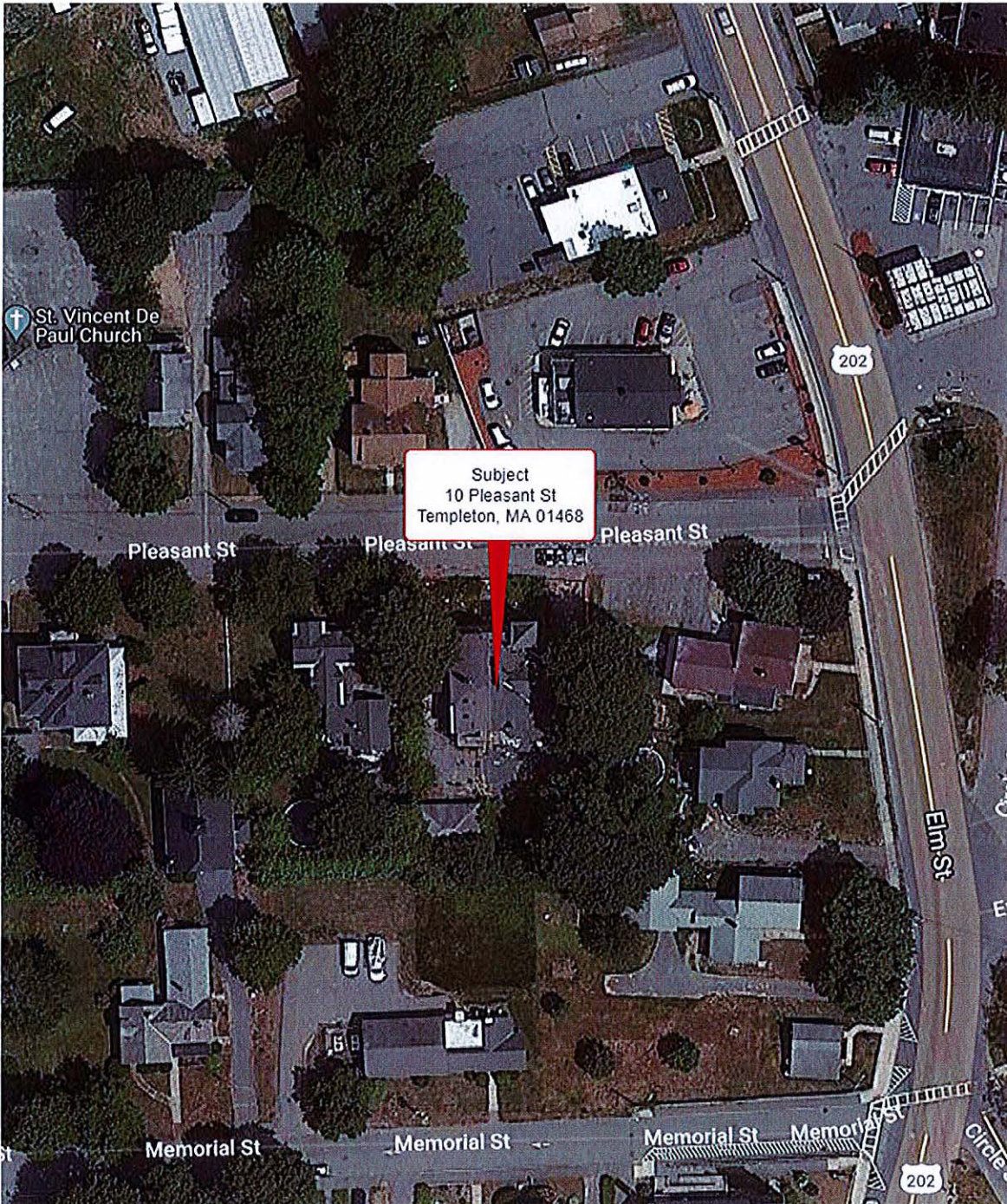
Therefore, it is our opinion that the Market Value of the fee simple interest in the subject property, as of December 12, 2023, was:

Sixty Thousand Dollars

\$60,000

Addendum

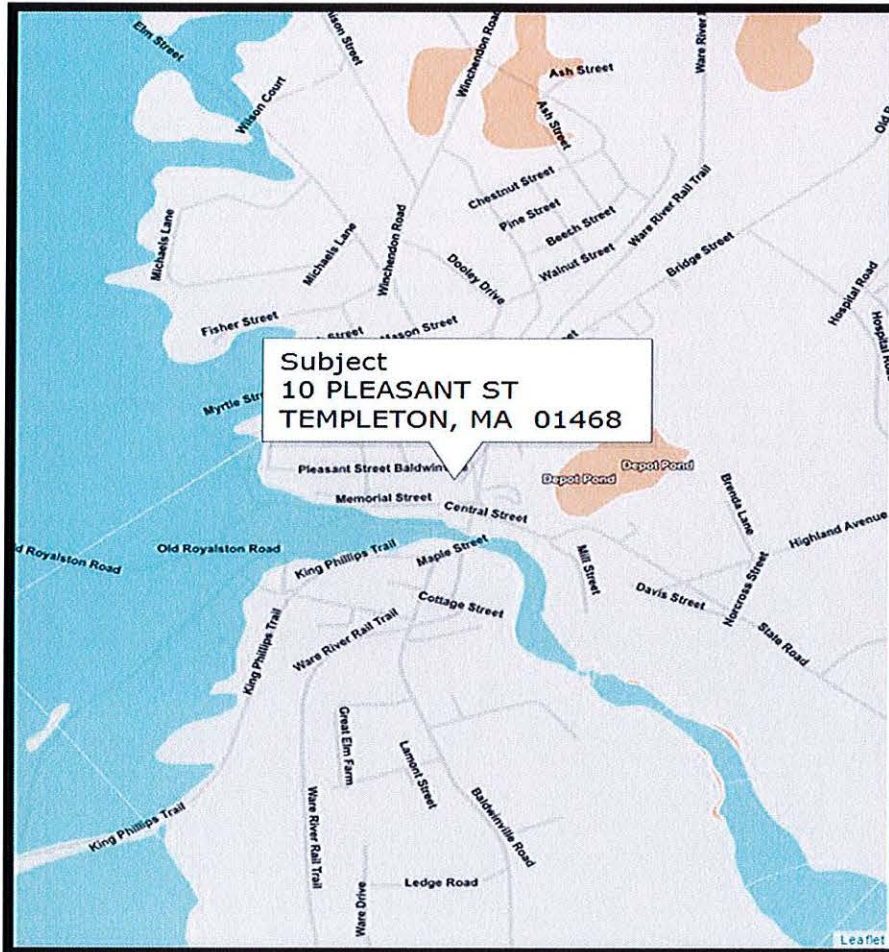
Aerial Photo




Plat / Zoning Map



Flood Map



FloodMap Legend

-  100yr Floodplain
-  500yr Floodplain
-  Floodway
-  Levee

Flood Information

Community: 250339 TEMPLETON, TOWN OF
 Property is not in a FEMA special flood hazard area
 Map Number: 2503390008B Map Date: 05/17/1982
 Panel: 0008B FIPS: 25027
 Zone: X


Neither Transamerica Flood Hazard Certification (TFHC) nor ACI make any representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose. Neither TFHC nor ACI nor the seller of this flood report shall have any liability to any third party for any use or misuse of this flood report.

Property Card



Property Card: 10 PLEASANT ST
Town of Templeton, MA

Parcel Information	
Parcel ID: M_152754_928785 Vislon ID: 414 Owner: TOWN OF TEMPLETON Co-Owner: Mailing Address: PO BOX 620 EAST TEMPLETON, MA 01438	Map: 1-04 Lot: 132 Use Description: 9370 Land Area in Acres: 0.279982
Sale History	Assessed Value
Book/Page: 61845 / 212 Sale Date: February 4 2020 Sale Price: \$1	Land: \$40300 Buildings: \$83000 Extra Bldg Features: \$200 Outbuildings: \$8600 Total: \$132100

Building Details: Building # 1																			
	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Model: Multi-Family</td> <td style="width: 33%;">Int Wall Desc 1: Minim/Masonry</td> </tr> <tr> <td>Living Area: 2526</td> <td>Int Wall Desc 2:</td> </tr> <tr> <td>Style: 4+ Units</td> <td>Ext Wall Desc 1: Minimum</td> </tr> <tr> <td>Stories:</td> <td>Ext Wall Desc 2: Minimum</td> </tr> <tr> <td>Occupancy: TOWN TAX TITLE</td> <td>Roof Cover: Asph/F GlS/Cmp</td> </tr> <tr> <td>Total Rooms: R</td> <td>Roof Structure: Gable/Hip</td> </tr> <tr> <td>Bedrooms:</td> <td>Heat Type: Steam</td> </tr> <tr> <td>No. Baths:</td> <td>A/C Type: None</td> </tr> <tr> <td>Half Baths:</td> <td></td> </tr> </table>	Model: Multi-Family	Int Wall Desc 1: Minim/Masonry	Living Area: 2526	Int Wall Desc 2:	Style: 4+ Units	Ext Wall Desc 1: Minimum	Stories:	Ext Wall Desc 2: Minimum	Occupancy: TOWN TAX TITLE	Roof Cover: Asph/F GlS/Cmp	Total Rooms: R	Roof Structure: Gable/Hip	Bedrooms:	Heat Type: Steam	No. Baths:	A/C Type: None	Half Baths:	
Model: Multi-Family	Int Wall Desc 1: Minim/Masonry																		
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Total Rooms: R	Roof Structure: Gable/Hip																		
Bedrooms:	Heat Type: Steam																		
No. Baths:	A/C Type: None																		
Half Baths:																			



This information is believed to be correct but is subject to change and is not warranted.

Taking Deed

Bk: 55613 Pg: 62



Bk: 55613 Pg: 62
Page: 1 of 1 07/11/2016 08:48 AM WD

INSTRUMENT OF TAKING

THE COMMONWEALTH OF MASSACHUSETTS

Town of Templeton

OFFICE OF THE COLLECTOR OF TAXES

I, Kate Myers, Collector of Taxes for the Town of Templeton, pursuant and subject to the provisions of General Laws, Chapter 60, Sections 53 and 54, hereby take for said Town the following described land:

DESCRIPTION OF LAND

(This description must be sufficiently accurate to identify the premises and must agree with the notice of taking. In the case of registered land, the Certificate of Title Number and the Registry Volume and Page must be given.)

A parcel of land with any buildings thereon, approximately 12196 Square Feet located and known as 10 PLEASANT ST shown on the Town of Templeton Assessors Records as Parcel Identifier 1-04.132 and being part of the premises recorded in book 46281 on page 117 in the Worcester Registry of Deeds.

Assessed To OJA DERRILL E SR

Said land is taken for non payment of taxes as defined in Section 43 of said Chapter 60 assessed thereon to OJA DERRILL E SR

for the year 2013 which were not paid within fourteen days after demand therefore made upon OJA DERRILL E SR on May,28,2013 and now remain unpaid together with interest and incidental expenses and costs to the date of taking in the amounts hereinafter specified, after notice of intention to take said land given as required by law

2013		
Taxes Remaining Unpaid:		\$2,455.05
Interest To The Date of Taking:		\$694.95
Incidental Expenses And Costs To The Date of Taking:		\$126.14
Sum For Which Land Is Taken:		\$3,276.14

Executed as a sealed instrument on Friday the 24th day of June, 2016

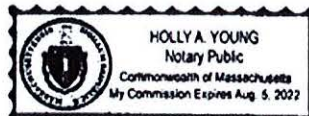
Kate S Myers
Collector of Taxes for the Town of Templeton
Kate Myers

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, as June 24, 2016

On this 24th day of June, 2016, before me, the undersigned notary public, personally appeared Kate Myers, proved to me through satisfactory evidence of information, which were Personally Known, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose, as Collector of Taxes for the Town of Templeton.

My commission expires 8/5/22



Holly A. Young
Signature of Notary Public
Holly A. Young
Printed/Typed Name of Notary Public

THIS FORM APPROVED BY THE DEPARTMENT OF REVENUE

ATTEST: WORC. Anthony J. Vigliotti, Register

Contingent and Limiting Conditions

I assume no responsibility for matters legal in nature, nor do I render any opinion as to the title, which is assumed to be marketable.

Any sketches, plats, maps, or other exhibits in this report are included to assist the reader in visualizing the property and I assume no responsibility for their accuracy. I have made no survey of the property.

I am not required to give testimony or appear in court because of having made this appraisal review report, with reference to the property in question, unless arrangements have been previously made thereof in writing.

I assume that there are no hidden or unapparent conditions of the property, subsoil or structures, which would render it more or less valuable. We assume no responsibility for such conditions or for engineering which might be required to discover such factors.

I have assumed that the subject site will or has met all acceptable standards with regard to any existing Federal or State hazardous waste material laws.

Information, estimates and opinions furnished to me and contained in this report were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy can be assumed by me.

The distribution of the total valuation of this report between land and improvements applies only under the existing program of utilization. The separate valuation for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.

The Americans With Disabilities Act of 1990 requires, in some instances, retrofitting of buildings to maximize accessibility by persons with disabilities. Assumptions regarding cost of compliance by the owner (s) with this civil rights act, which became effective on January 26, 1992, have not been made in arriving at the opinion of value set forth herein. Please contact the undersigned in this regard if such additional work will be required for present purposes.

Neither all nor any part of the contents of this report, or copy thereof, shall be used for any purpose by anyone but the client without the previous written consent of the appraiser and the client; nor shall it be conveyed by anyone including the client, to the public through advertising, public relations, news, sales, or other media without the written consent and approval of the author, particularly as to valuation conclusions, the identity of the appraiser, or a firm with which he or she is connected.

The appraiser has complied with the appraisal standards as promulgated by the Uniform Standards of Professional Appraisal Practice adopted by the Appraisal Standards Board of the Appraisal Foundation.

The assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

The appraiser involved in this assignment worked has experience in the valuation of properties similar to the subject and are competent in the valuation of such properties.

The appraiser certifies that I am appropriately licensed or certified to appraise the subject property in the State in which it is located.

Certification

The undersigned does hereby certify that . . .

Statements of fact contained in this report are true and correct.

I HAVE NOT performed services as an appraiser regarding the property that is the subject of this report within the three-year period immediately preceding the acceptance of this assignment.

I HAVE NOT made a personal inspection of the property that is the subject of this report nor did I inspect the exteriors of the comparable sales.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is 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.

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 review.

My analysis, opinion, and conclusion were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.

Certification (Cont'd)

I am licensed in the State of Massachusetts to perform commercial real estate appraisals.

James M. Daly

James M. Daly
MA General Certification #75253

Appraisal Certification

COMMONWEALTH OF MASSACHUSETTS
DIVISION OF OCCUPATIONAL LICENSURE
BOARD OF
REAL ESTATE APPRAISERS
ISSUES THE FOLLOWING LICENSE CERT
GEN. REAL ESTATE APPRAISER

JAMES M DALY
24 BIRNIE RD
LONGMEADOW, MA 01106-1842

James M Daly
LICENSEE SIGNATURE

75253	04/23/2024	211795
LICENSE NUMBER	EXPIRATION DATE	SERIAL NUMBER

Professional Profile



James M. Daly, Jr.
Certified General Appraiser/Owner
MA Certified General Appraiser #75253
617-304-7620 | jim@dalyappraisal.com

Work Experience

2008 - Present	Appraiser/Owner	Daly Appraisal Services	Boston/Longmeadow, MA
2006 - 2007	Staff Appraiser	Crowley & Associates	Springfield, MA
2005 - 2007	Staff Appraiser	Beacon Appraisal Services	Boston, MA
1988 - 1991	Staff Appraiser	Robert P. Wood & Company	Milton, MA

Education

- Holy Cross College, B.A. English, 1988
- Boston College, M.A. English, 1994

Memberships/Licenses

- Certified General Appraiser – Massachusetts
- Mass Board of Real Estate Appraisers, Associate Member
- Business Networking International, 2008-2013
- Appraisal Institute, Affiliate Member, 2008-2015

Completed Courses

- Appraising Easements, May 2023
- Breakfast with the Experts – How to Protect Yourself in a Litigious, Complaint Driven Environment, January 2023
- Stats, Graphs, and Data Science 1, February 2022
- 2022-2023 Uniform Standards of Professional Appraisal Practice, December 2021
- 2021 New England Appraisers Expo – Commercial Program, October 2021
- Quantitative Analysis Concepts for Appraisers, September 2021
- National Appraising for the Supervisor and Trainee, October 2020
- 2020-2021 Uniform Standards of Professional Appraisal Practice, March 2020
- Appraising Easements, May 2019
- New England Appraisers Expo, Commercial Program, October 2018
- Financial Institutions Guide to Commercial Appraisals, October 2018
- Basic Hotel Appraising – Limited Service Hotels, April 2018
- Appraisal of REO and Foreclosure Properties, March 2018
- 2018-2019 Uniform Standards of Professional Appraisal Practice, Non-Residential, March 2018

- Appraisal of Fast Food Facilities, February 2018
- Appraisal of Owner-Occupied Commercial Property, March 2016
- Appraisal of Land Subject to Ground Leases, March 2016
- The New FHA Handbook 4001.1, December 2015
- Mandatory CT Real Estate Appraisal Law Update, March 2014
- Online Revenue Forecasting, April 2014
- Online Subdivision Valuation, April 2014
- Residential Sales Comparison and Income Approaches, October 2013
- Mandatory CT Real Estate Appraisal Law Update, April 2012
- Online Analyzing Distressed Real Estate, April 2012
- Apartment Appraisals, Concepts & Applications, March 2011
- Market Outlooks & Real Estate Trends, January 2011
- Economic, Capital Markets, and Investment Outlook, October 2010
- The Discounted Cash Flow Model: Concepts, Issues, and Applications, September 2010
- Economic, Capital Markets, and Investment Outlook: Strategy and Planning for 2010, October 2009
- Appraisal Institute Business Practices and Ethics, December 2009
- REA 1.2 – Practical Residential Appraising, July 2007
- Advanced Income Property Appraising, July 2007
- Residential Site Valuation and Cost Approach, May 2007
- Residential Sales Comparison and Income Approach, February 2007
- Appraising Income Properties, December 2006
- REA I – Real Estate Appraisal Basics, Winter 1988

Appraisal Course Development

- In the process of developing a seminar with the MBREA entitled Appraisal Metrics: Adapting to the AVM World. Coming in October 2023.

Property Type Experience

- Apartment Complexes
- Retail Stores
- Office Buildings
- Restaurants
- Mixed-Use Properties
- Automobile Garages/Body Shops
- Industrial/Manufacturing Buildings
- Convenience Store/Gas Stations
- Single Family Homes/Residential Condominiums/Multi-Family Properties
- Vacant Commercial & Residential Land
- ROW Valuations
- Eminent Domain Takings
- Temporary & Permanent Easements

Court Experience

Qualified as an expert witness testifying on property appraisals before the Massachusetts Appellate Tax Board and Massachusetts district courts.

Certification

The undersigned does hereby certify that . . .

Statements of fact contained in this report are true and correct.

I personally DID inspect the subject property and the exteriors of the comparable sales.

I have NOT performed services as an appraiser regarding the property that is the subject of this report within the three-year period immediately preceding the acceptance of this assignment.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is 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.

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 review.

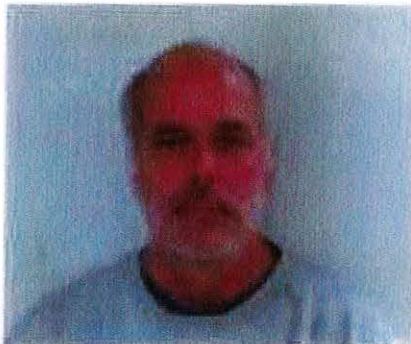
My analysis, opinion, and conclusion were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.

I am a staff appraiser at Daly Appraisal and a licensed Certified General Appraiser in MA. James M. Daly, an appraiser with a MA Certified General's license, provided supervision, guidance, and professional assistance while I inspected the subject property and helped write this appraisal report.



Kevin Sullivan
MA General Certification #76147

Kevin Sullivan - Appraisal Certification



Commonwealth of MA Div. of Professional Licensure

License No.
76147
Serial No.
100156
Expiration Date
February 28, 2026



**KEVIN SULLIVAN
51 VALLEY RD
SOUTHBOROUGH, MASSACHUSETTS 01772**

Licensed Certified General Appraiser



Professional Profile

Kevin Sullivan

508-494-0955 | kevin@dalyappraisal.com

Work Experience

September 2021 - Present

Staff Appraiser Daly Appraisal Services

Braintree/Boston, MA

Education

- University of Massachusetts at Amherst, B.A. Economics, 1991

Memberships/Licenses

- Massachusetts Board of Real Estate Appraisers (MBREA), Association for Valuation Professionals
- MA Certified General Appraiser 76147

Completed Courses

- Basic Appraisal Principles, November 2017
- USPAP 2016-2017, November 2017
- Basic Appraisal Procedures, December 2017
- Residential Sales Comparison and Income Approach, July 2020
- Statistics, Modeling and Finance, August 2020
- Advanced Residential Applications and Case Studies, September 2020
- Residential Site Valuation and The Cost Approach, September 2020
- Residential Report Writing and Case Studies, September 2020
- Residential Market Analysis and Highest & Best Use, September 2020
- Mastering Unique and Complex Property Appraisal, November 2020
- General Appraiser Site Valuation and Cost Approach, October 2021
- General Appraiser Market Analysis and Highest & Best Use, November 2021
- General Appraiser Income Approach/Part I, February 2022
- General Appraiser Income Approach/Part II, March 2022
- General Appraiser Sales Comparison Approach, September 2022
- General Appraiser Report Writing and Case Studies, November 2022

Property Type Experience

- Apartment Complexes
- Retail Stores
- Office Buildings
- Mixed-Use Properties
- Multi-Families
- Industrial
- Land
- New Construction
- Restaurants
- Automobile Garages/Body Shops
- Religious Institutions

Engagement Letter



One Financial Plaza, 1350 Main Street, Suite 1410, Springfield, MA 01103
6 Royal Lake Drive, Suite 4, Braintree, MA 02184
(413) 301-5473 | (617) 304-7620 | jim@dalyappraisal.com

November 25, 2023

Adam D. Lamontagne, MPA, MCPPO
Town Administrator
Town of Templeton
Town Hall, Room 6
P.O. Box 620, 160 Patriots Road
East Templeton, MA 01438
Phone 978-894-2778
alamontagne@templetonma.gov

RE: Real Estate Appraisal:
Vacant residential lot
10 Pleasant St, Templeton, MA 01468

Dear Mr. Lamontagne:

This letter is intended to provide a fee and time frame proposal to complete an appraisal of the above-named property. To ensure a mutual understanding of the scope of this assignment, the following information is inclusive of the salient facts respecting the appraisal report.

1. Identification of the property to be appraised:

Vacant residential lot
10 Pleasant St, Templeton, MA 01468

2. The Appraisal Report will be addressed to the following:

Adam D. Lamontagne, MPA, MCPPO
Town Administrator
Town of Templeton
Town Hall, Room 6
P.O. Box 620, 160 Patriots Road
East Templeton, MA 01438

3. Purpose, Intended User, and Function of the Appraisals:

The purpose of the appraisal is to develop and report an informed and independent opinion of the Fair Market Value of the subject property. The intended user is the Town of Templeton. The intended use of the appraisal is to ascertain the Fair Market Value of the property is for a prospective sale. See attached copy of map that illustrates the subject parcel, which is reportedly a vacant lot, with the structure having been razed and water & sewer lines capped.



One Financial Plaza, 1350 Main Street, Suite 1410, Springfield, MA 01103
6 Royal Lake Drive, Suite 4, Braintree, MA 02184
(413) 301-5473 | (617) 304-7620 | jim@dalyappraisal.com

4. Type of Appraisal:

The appraisal report will be written in the narrative format of a full Appraisal Report and the scope of work will consider the Sales Comparison Approach. A PDF copy of the report with original signatures and photographs will be e-mailed.

5. Inspection & Delivery Date:

We will conduct an exterior inspection. The written appraisal report will be delivered in approximately three weeks.

6. Fee/Payment:

The fee for the appraisal report is \$1,000, with the fee to be paid within 30 days of the report's delivery, ~~with 5% of the fee added to the invoice for every additional 15 days the fee is withheld.~~ Your signature will indicate acceptance of the engagement letter's terms.

7. Conformance to USPAP:

The appraisal will conform to the current Uniform Standards of Professional Appraisal Practice (USPAP) promulgated by the Appraisal Standards Board of The Appraisal Foundation. The analysis will not be based on any predetermined minimum or maximum valuation. If you require further information or have any questions pertaining to this proposal, please contact me at 413-301-5473 or 617-304-7620.

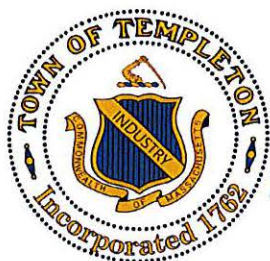
Respectfully submitted,

James M. Daly

James M. Daly
MA General Certification #75253

ACCEPTANCE: By:  Date: 11/27/2023

51



**TOWN OF TEMPLETON
SELECT BOARD
160 Patriots Road ~ P.O. Box 620
EAST TEMPLETON, MASSACHUSETTS 01438
TEL: (978) 894-2755**

OFFER TO PURCHASE REAL ESTATE

To: Richard Chartier

Date: December 26, 2023

Re: A portion of the premises located at:

711 Baldwinville Road, Templeton (See attached appraisal report)

The Town of Templeton (“Town”), acting by and through its Select Board, hereby offers to buy the above-described land (the “Premises”), subject to the following terms and conditions:

1. The Town will pay a sum for the Premises of Two Hundred Dollars and No Cents (\$200.00).
2. Said purchase price is to be paid at the time of delivery of the Deed.
3. This Offer is good until 5 p.m. on April 3, 2024, at or before which time a copy of this Offer must be signed by you and returned to us or this Offer shall be void.
4. If this Offer is accepted by you, then the Town’s obligation to buy the Premises is subject to and conditioned upon execution by you and the Town, within thirty (30) days from the acceptance of this Offer, a Purchase and Sale Agreement setting forth all of the terms and conditions of this transaction, which shall then become the agreement of the parties.
5. The Town’s obligation is subject to your delivery of good, marketable title and possession of the Premises described herein.

If the parties do not execute and enter into a mutually satisfactory Purchase and Sale Agreement within the timeframe as set forth above, then unless the period is extended, then this Offer and any Acceptance shall terminate and neither party shall have further recourse against the other.

This Offer upon acceptance is not intended as the full and final agreement between the parties and does not contain all of the terms and conditions applicable to the proposed purchase of the Premises. If this Offer is accepted, you acknowledge that only the Purchase

and Sale Agreement to be executed hereafter is intended to be the full and final agreement of the parties containing all of the terms and conditions applicable to the purchase and sale of the Premises.

By: _____

ACCEPTANCE

This Offer is hereby accepted upon the foregoing terms and conditions.

By: _____

Real Estate Appraisal Report

Portion of 711 Baldwinville Rd
41 SF Triangular parcel,
Corner of Baldwinville Rd & Vernon St
Templeton, MA 01436



Prepared For:

Adam D. Lamontagne
MPA, MCPPO
Town Administrator
Town of Templeton
Town Hall, Room 6
P.O. Box 620, 160 Patriots Road
East Templeton, MA 01438

Prepared By:

James M. Daly &
Kevin Sullivan
Daly Appraisal Services
One Financial Plaza
Suite 1410
1350 Main Street
Springfield, MA 01103

Effective Date of "As Is" Valuation

December 12, 2023

December 26, 2023

Adam D. Lamontagne, MPA, MCPPO
Town Administrator
Town of Templeton
Town Hall, Room 6
P.O. Box 620, 160 Patriots Road
East Templeton, MA 01438

Re: Appraisal Report C23-116: Portion of 711 Baldwinville Rd, 41 SF Triangular Parcel, Corner of Baldwinville Rd & Vernon St, Templeton, MA 01436

Dear Mr. Lamontagne:

At your request, we have prepared an Appraisal Report for a 41 SF of Land Portion of 711 Baldwinville Road in Templeton, MA. The purpose of the appraisal report is to develop and report an informed and independent opinion of the Fair Market Value of the subject property. The intended user is the Town of Templeton. The intended use of the appraisal is to ascertain the Fair Market Value of the property for a purchase or eminent domain taking for a road widening project.

The subject site consists of three contiguous parcels of land:

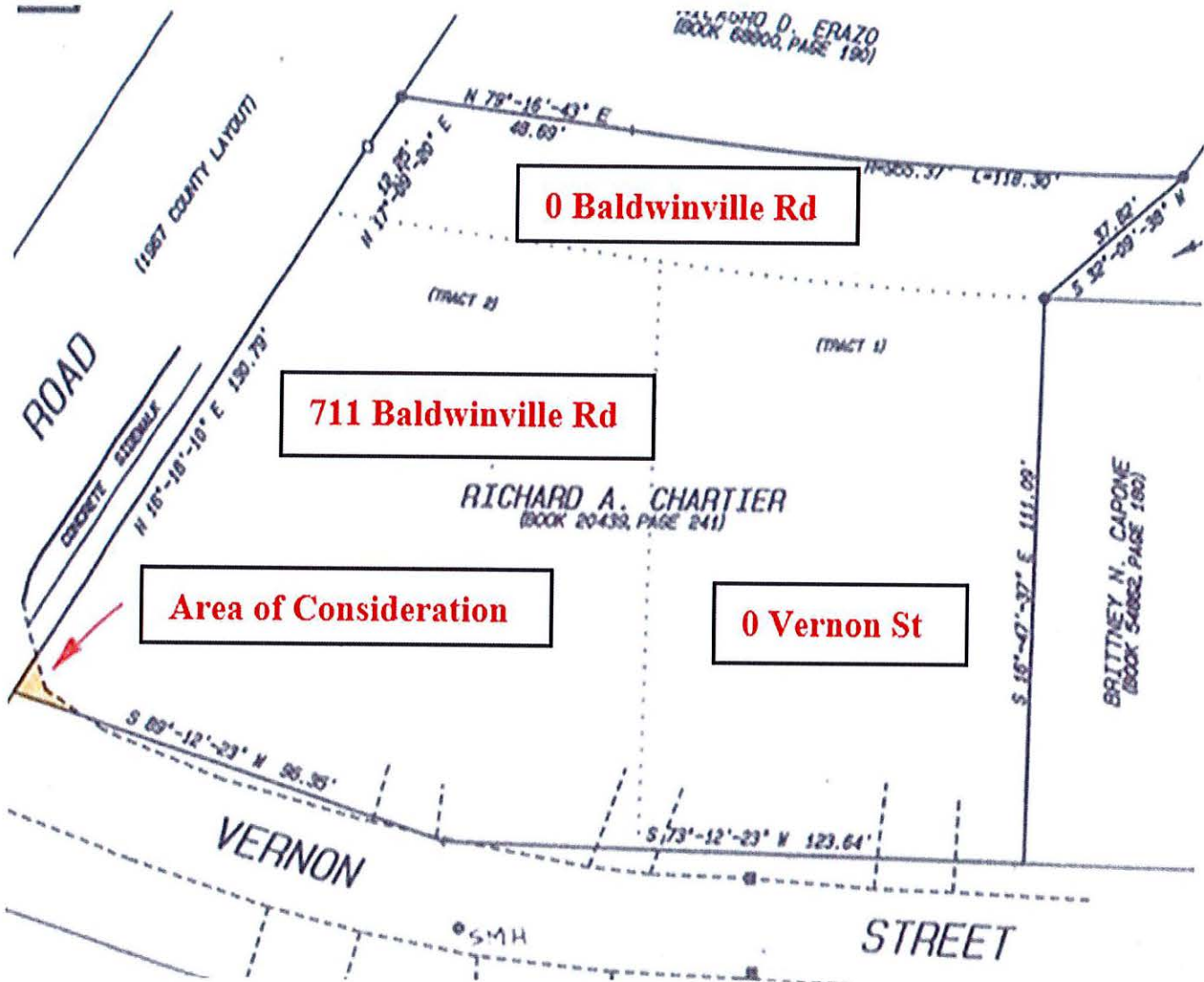
711 Baldwinville Rd: 13,939 SF of residential/commercial land improved by a mobile home and a repair garage.

0 Baldwinville Rd: abuts 711 Baldwinville Rd to the north, has 3,920 SF of residentially undevelopable land.

0 Vernon St: abuts 711 Baldwinville Rd to the east, has 10,019 SF of commercially developable land, and is improved by a garage.

Collectively, the subject's site contains a total of 27,878 SF of Village District zoned land.

The focus of this report is a 41 SF triangular portion of land, as measured by Szoc Surveyors. This section of land is located at the southwest corner of the 711 Baldwinville Rd tract, near the intersection of Baldwinville Rd and Vernon St. See map that follows.



Adam D. Lamontagne, MPA, MCPPO
Town Administrator
Page 3
December 26, 2023

There are no *hypothetical conditions* involved in our valuation of the subject property.

We have made the *extraordinary assumption* that information provided to us by the ownership, tenant, and our client, the Town of Templeton, is accurate and truthful.

The accompanying Appraisal Report sets forth in detail our methods of valuation and our conclusions concerning the Market Value of the subject property. As a result of our inspection, market research, and analysis of the property, it is our opinion that the Market Value of the fee simple interest in the 41 SF triangular portion of the subject property, as of December 12, 2023, was:

Two Hundred Dollars

\$200

Thank you for contacting our firm for this assignment. If you have any questions concerning our valuation and analysis, please contact us at 413-301-5473.

Sincerely,



James M. Daly
MA General Certification #75253



Kevin Sullivan
MA General Certification #76147

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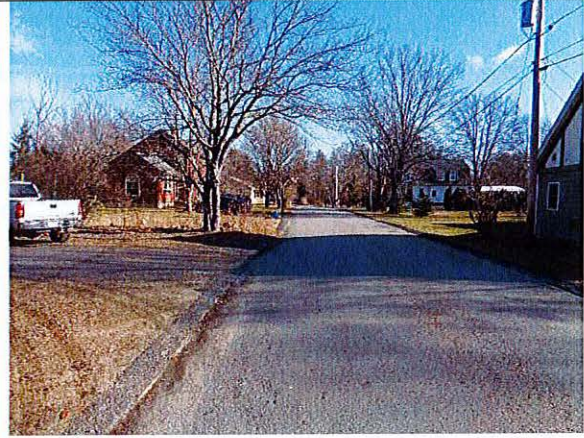
Summary of Salient Facts and Conclusions

Type of Report:	Appraisal Report
Location:	41 SF triangular parcel at corner of Baldwinville Rd & Vernon St in Templeton, MA 01436
Owner of Record:	Richard A Chartier
Rights Appraised:	Fee Simple
Zoning:	Village District
Subject Land Area:	27,878 SF
Subject Improvements:	The subject site consists of three contiguous parcels containing a total of 27,878 SF of land. The focus is a 41 SF triangular portion located at the corner of Baldwinville Rd and Vernon St.
Purpose of the Appraisal:	To develop and report an informed and independent opinion of the Fair Market Value of a 41 SF triangular portion of land for its potential acquisition by the Town of Templeton.
Intended User of the Appraisal:	Town of Templeton
Intended Use of the Appraisal:	Ascertain market value for purchase or eminent domain taking for road project.
Effective Date of Valuation:	December 12, 2023
Estimate of Market Value – “As Is”	
Sales Comparison Approach	\$200
Income Approach	N/A
Cost Approach	N/A
Final “As Is” Value Estimate	\$200
Exposure Time:	3 months
Appraised By:	James M. Daly & Kevin Sullivan Daly Appraisal Services One Financial Plaza, 1350 Main Street, Suite 1410 Springfield, MA 01103

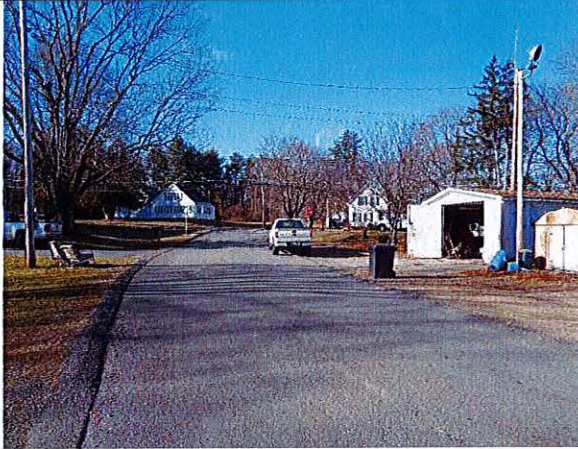
Exterior Photos Taken December 12, 2023, by Kevin Sullivan



0 Vernon St Garage



Vernon Street scene, looking east.



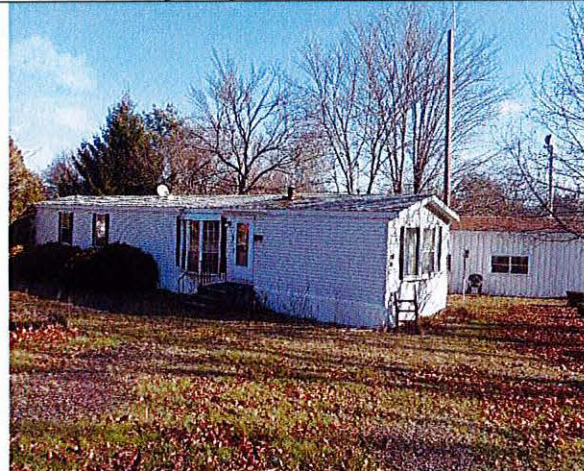
Vernon Street scene, looking west towards Baldwinville Rd.



Garage at 711 Baldwinville, shed, and 0 Vernon St garage to far right.



711 Baldwinville Mobile home on left, garage on right. Faces Vernon St.



711 Baldwinville front view – faces Baldwinville Rd.

Exterior Photos Taken December 12, 2023, by Kevin Sullivan



Baldwinville Rd street scene, looking north.



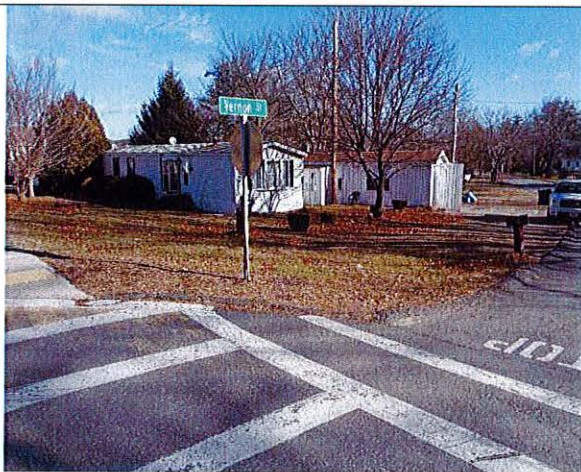
Baldwinville Rd street scene, looking south



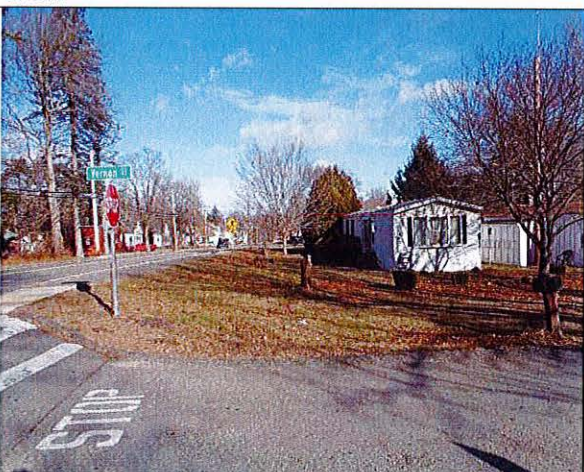
Triangular parcel – Vernon St view



Triangular parcel – Baldwinville Rd view



Triangular parcel – corner of Vernon/Baldwinville.



Triangular parcel – corner of Vernon/Baldwinville. Mobile home in background.

Identification of the Subject Property

The subject for appraisal is a 41 SF triangular parcel at corner of Baldwinville Rd & Vernon St in Templeton, MA. The address of this portion of the parcel is 711 Baldwinville Rd and is further identified as parcel 01-04-396 by the Templeton Assessor's Office.

Legal Description/Sales History

The subject is currently owned by Richard A Chartier. The property was last transferred on September 22, 1998, from Rochelle A. Chartier, Trustee of the Irene C. Chartier Family Trust to Richard A Chartier for a consideration of less than \$100. As defined by the 1998 deed, the sale of 711 Baldwinville Rd included a total of three contiguous parcels of land:

0 Vernon St, abuts 711 Baldwinville Rd to the east, has 10,019 SF of commercially developed land, is improved by a garage, and is identified as parcel 1-4-1:397 by the town of Templeton.

711 Baldwinville Rd, has 13,939 SF of mix use residential/commercial land, is improved by a mobile home and repair garage, and is identified as parcel 1-4-1:396 by the town of Templeton.

0 Baldwinville Rd, abuts 711 Baldwinville Rd to the north, has 3,920 SF of residentially undevelopable land, and is at identified as 1-4-1:407:2 by the town of Templeton.

Collectively, the subject's site contains 27,878 SF of land.

The subject property is not currently listed for sale or encumbered by a purchase and sale agreement. A copy of the 1998 deed can be located in the Worcester Registry of Deeds Book 20439, Page 243. We have also included a copy in the Addendum.

Purpose, Intended User, and Intended Use of the Appraisal

The purpose of the appraisal report is to develop and report an informed and independent opinion of the Fair Market Value of the subject property. The intended user is the Town of Templeton. The intended use of the appraisal is to ascertain the Market Value of a 41 SF triangular portion of land located at 711 Baldwinville Rd. This section of the parcel is under consideration for purchase by the Town of Templeton via a direct purchase from the owner or an eminent domain for a planned road widening project.

Definition of Market Value or Fair Market Value

Market Value is defined as "the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what he considers his/her own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in US dollars or in terms of financial arrangements comparable thereto;
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”¹

Definition of Fair Market Value

Under Massachusetts law, Fair Market Value for eminent domain takings is as follows:

The measure of damages is the Fair Market Value of the property at the time of the taking. Fair Market Value is defined as the highest price which a hypothetical willing buyer would pay to a hypothetical willing seller in an assumed free and open market.

Property Rights Appraised

The fee simple estate is defined as:

“absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.”²

The leased fee estate is defined as:

“an ownership interest in the real estate held by a landlord who has transferred the right of occupancy to a property through the execution of a lease. The leased fee estate can be valued as the present value of the lease income plus the right to the reversion at the end of the lease.”³

The subject property is unencumbered by any leases and/or rental agreements. We have therefore appraised the Market Value of the fee simple interest in the property.

Date of Inspection/Effective Date of Valuation

The exterior of the property was personally inspected by Kevin Sullivan, a staff appraiser with Daly Appraisal Services on December 12, 2023, and photographs of the site were taken at that time. December 12, 2023, serves as the effective date of this appraisal. James Daly assisted Kevin Sullivan with the appraisal analysis and compilation of this report. He did not personally inspect the property.

¹ Office of the Comptroller of the Currency. Rule 12 CFR 34.42 (f).

²The Appraisal Institute, The Appraisal of Real Estate, 12th Edition, Chicago, 2001, p. 79.

³ Income Property Appraisal, Second Edition, Dearborn Real Estate Education, Chicago, 2005, p. 350.

Extraordinary Assumption

An extraordinary assumption is an assumption which, if found to be false, could alter the resulting opinions or conclusions. We have also made the extraordinary assumption that the information about the property provided to us by ownership and our client, the Town of Templeton, is accurate and true. As such, a limiting condition exists. If the assumptions that we have stated above are found to be false, we reserve the right to change our opinion of the subject's value.

Scope of the Appraisal

Preparation of this Appraisal Report included the following:

- An inspection of the subject property. The appraiser walked the site to determine the site's physical characteristics.
- Research to determine the existence of any adverse site and property conditions, including a search of the subject on Massachusetts' Energy & Environmental Affairs Database and the EPA's database of contaminated properties.
- Analysis of pertinent public documents such as deeds, property cards, tax records, and the market environment, which affect and influence the value of the subject property.
- The market study contained in this report covered a broad area and span of time, including a review of all applicable sales reported by Worcester County Registry of Deeds as well as data sources including Banker & Tradesman, MA MLS, local real estate brokers, and our office files.
- We have investigated economic conditions and current trends that could have an impact on the value of the subject property.
- Included in the appraisal process is an analysis of the property to determine its highest and best use. After highest and best use was determined, the Sales Comparison, Income, and Cost Approaches were then considered in determining a value estimate for the property.
- In order to determine the Market Value of the subject property, the Sales Comparison Approach was utilized.
- This Appraisal Report has been made in accordance with the assumptions and limiting conditions set forth herein and is subject to the Uniform Standards of Professional Appraisal Practice adopted by the Appraisal Standards Board of the Appraisal Foundation.
- General assumptions and limiting conditions applicable to the appraisal are attached to this report.

Assignment Acceptability

Based on market data available and my research, we have used a valuation method that is considered to be most relevant for the property type. It is our opinion that a similar valuation method would be used by other market participants and our peers.

Competency Statement

Based on our knowledge of the local commercial real estate market, we certify that we have the knowledge and experience to complete this assignment in accordance with the competency rule in the Uniform Standards of Professional Appraisal Practice (USPAP).

Personal Property

The final value proffered in this report is of the real estate only. Our final value conclusion does not include the valuation of any licenses, furniture, fixtures, equipment, or businesses associated with the subject property.

Exposure Period

A condition implicit in the definition of Fair Market Value is that the property, prior to the effective date of valuation, was exposed to the open market for a reasonable length of time to find a buyer who was ready, willing, and able to consummate a purchase on the effective date of valuation. We estimate Exposure Time in the Sales Comparison Approach.

Work Included in Contract, In Lieu of Damages

Any and all damages (other than trees and bushes within the taking of land and/or rights in land for highway purposes) sustained to the subject parcel or its parent tract as a result of the proposed project are to be corrected by the entity doing the taking.

Our valuation is concerned solely with the real estate acquisition of the proposed area. The compensation for damages is based on the opinion of value of the impacted land area.

Unless specified, any site improvements affected by a fee taking, permanent easement, and/or a temporary easement acquisition are to be reset or replaced as per contractual agreement.

711 Baldwinville Rd Templeton Local Economic Data

Baldwinville is an unincorporated village and census-designated place (CDP) within the town of Templeton. Although it is a CDP, the population of 2,148 is below the threshold of 5,000 for complete census data. Therefore, when data on Baldwinville itself is available, we have used it, and when that data is not available, we have used data for Templeton, the town in which Baldwinville is located.

The effective date of valuation for this property is 12/8/2023. The most recent date available for information on employment and wages in Templeton from the Bureau of Labor Statistics is September 2023. At that time, the unemployment rate in Templeton was 2.9%, down slightly from the previous month. The unemployment rate in the US is 3.8% and in Massachusetts it is 2.5%.



The median household income in Baldwinville is \$63,083, which is in line with the median household income of similar CDPs in central Mass, but lower than the state median of \$89,026. Approximately 7% of Baldwinville residents live below the poverty line, which is lower than all the similar CDPs other than Petersham and lower than the state's poverty rate of 9.9%.

Figure 2: Baldwinville CDP, MA Median Household Income

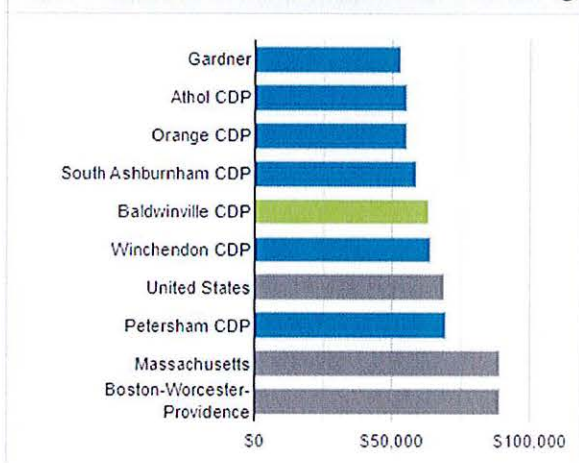
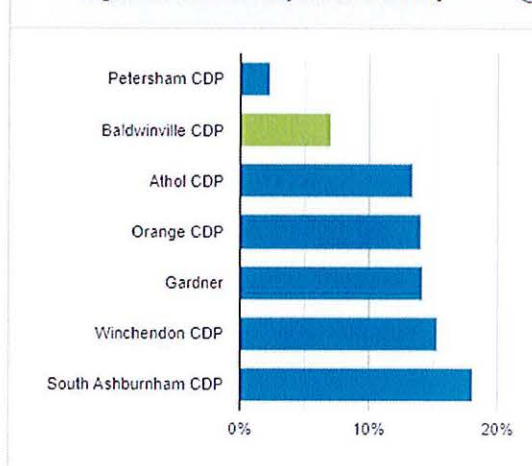
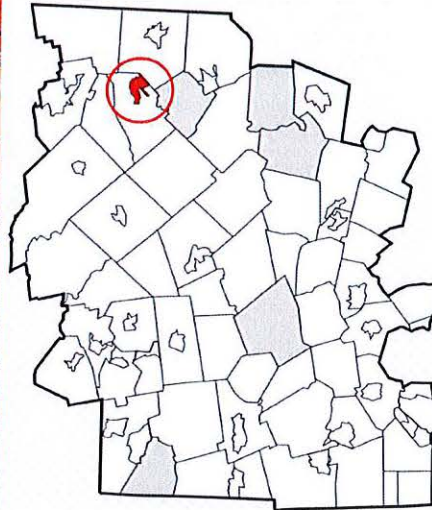
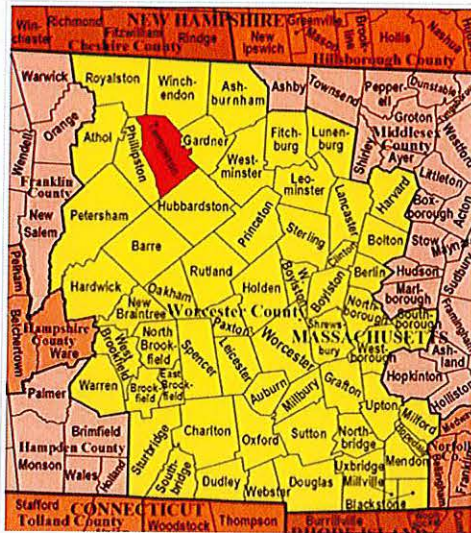


Figure 11: Percent of Population in Poverty



Neighborhood Analysis - Boundaries



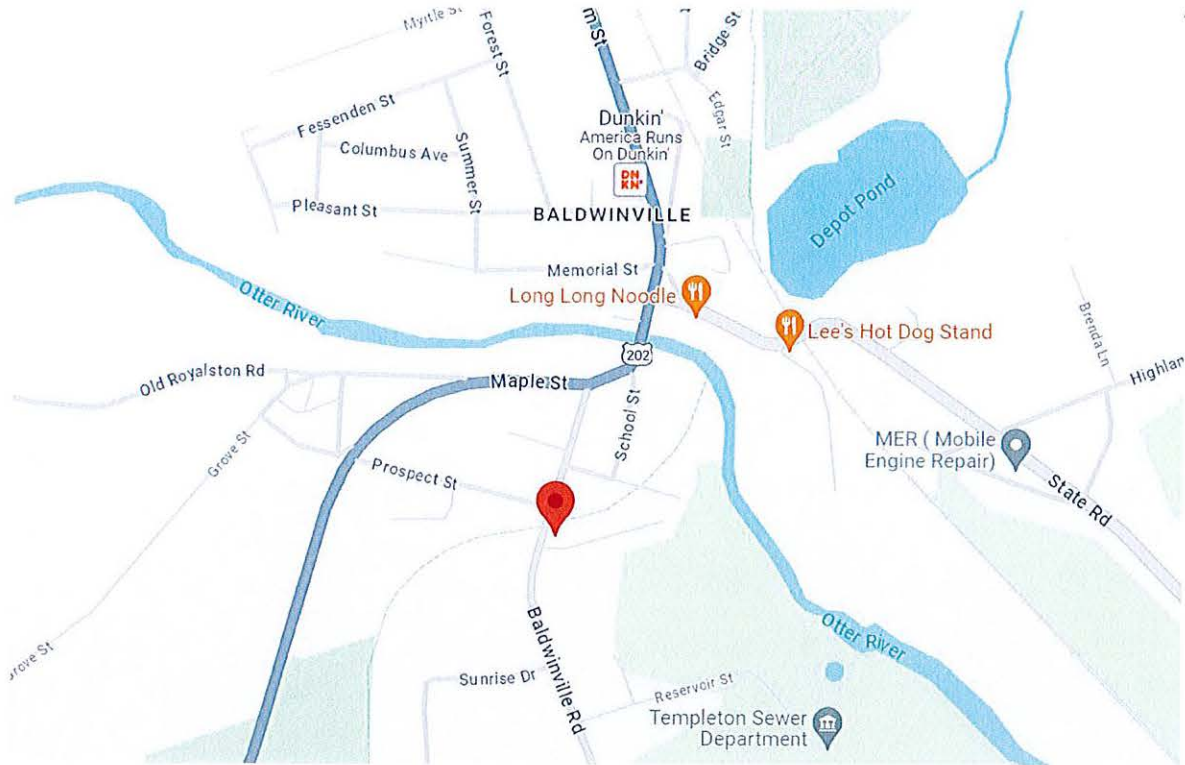
Templeton borders Gardner, Winchendon, Royalston, Phillipston, and Hubbardston. The Baldwinville area lies on the border with Winchendon, in the northeast corner of the town.

Baldwinville comprises 2.5 square miles and has its own zip code (01436) and post office.

Access and Linkages

The subject property (depicted by red balloon in map below) consists of three parcels of land: parcel 1 is addressed as 0 Vernon St and accessed via a 3 car circular gravel driveway; parcel 2 is the abutting property to the west of 0 Vernon St at 711 Baldwinville Rd and has a 2 car driveway located on Vernon St; parcel 3 is residentially undevelopable land abutting 711 Baldwinville Rd to the north addressed as 0 Baldwinville Rd and does not have a driveway.

Route 202 is a major state route in the rural areas of central and western Mass, and runs both north-south and east-west and has many local names concurrent with being numbered Route 202. To the south of the subject, Route 202 runs parallel to (and provides access to) Route 2, which is a statewide east-west road that runs to Boston in the East and North Adams in the West, where it terminates. Access to Interstate 91 is in Greenfield, which is 35 miles/45 minutes to the west. Interstate 190, which links to Interstates 290, 495, and 90 (the Mass Pike) is in Leominster, about 25 miles/35 minutes to the east.



Public transportation is offered by the Montachusett Area Regional Transit (MART), which has a spur line, the Winchendon Link, that runs from Templeton Center/City Hall through Baldwinville to Winchendon Monday through Friday. There is a stop within a half mile north of the subject. The private Wilson Bus Lines offers tourist excursions throughout the northeast departing from East Templeton (where they are headquartered) and Leominster. The closest train service is the Fitchburg Line Commuter Rail with stops in Fitchburg and Leominster.

Boston's Logan International Airport and Bradley International Airport in Windsor Locks, CT are about 75 miles away.

Walk/Bike/Transit Score

The subject is car dependent.

711 Baldwinville Road

Templeton 01468, Massachusetts, 01436

Commute to **Downtown Baldwinville**

1 min 8 min 2 min 11 min View Routes

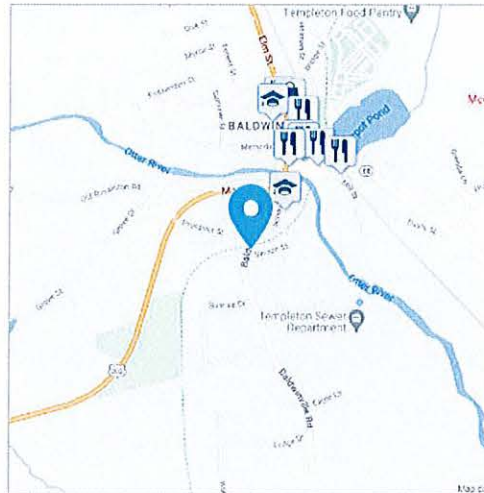
[Favorite](#)
[Map](#)
[Nearby Templeton 01468 Apartments on Redfin](#)

Looking for a home for sale in Templeton 01468?

Walk Score 32
Car-Dependent
 Most errands require a car.

Bike Score 26
Somewhat Bikeable
 Minimal bike infrastructure.

[About your score](#)
[Add scores to your site](#)



Demand Generators

684 of Baldwinville’s residents are employed. The mean commute time to work for those workers is 32.3 minutes. 7% of the residents walked, meaning that they are working in the relatively small area of Baldwinville center. 12% worked from home.

Transportation to work

32.3 minutes

Mean travel time to work

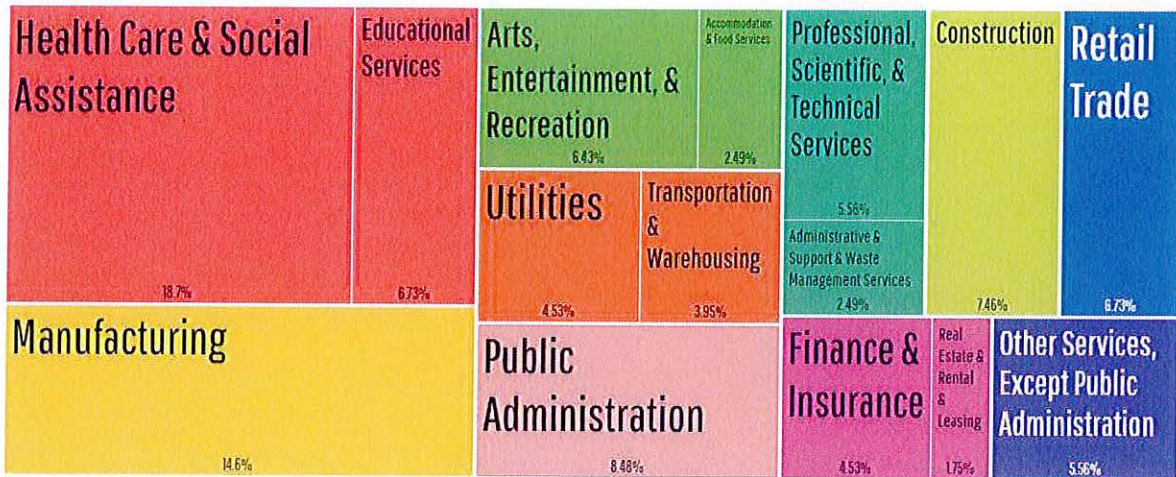
about 10 percent higher than the figure in the Worcester, MA-CT Metro Area: 29.3

about 10 percent higher than the figure in Massachusetts: 29.6

Means of transportation to work



The largest industries in Baldwinville, MA are Health Care & Social Assistance (128 people), Manufacturing (100 people), and Public Administration (58 people), and the highest paying industries are Public Administration (\$98,056), Educational Services (\$68,438), and Manufacturing (\$65,625).

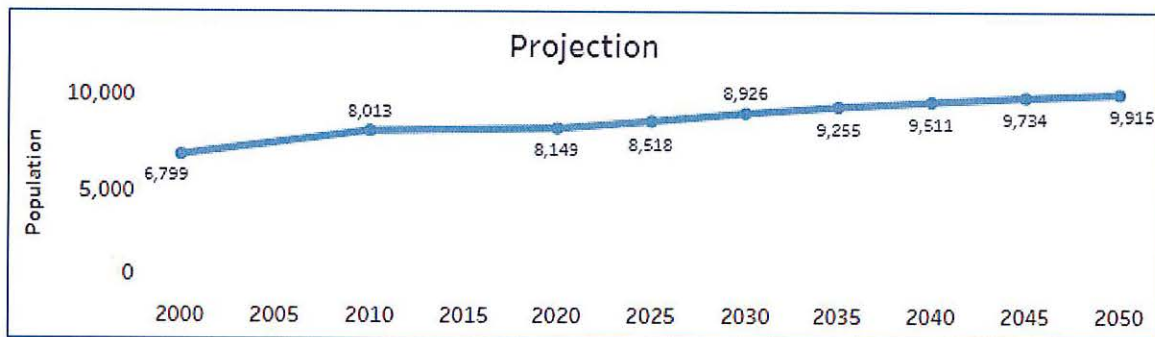


According to the North Central Chamber of Commerce, the largest regional employers are BF Goodrich in Leominster, Future Electronics Corp in Bolton, Health Alliance Hospital, and the Wachusett Mountain Ski Area, all of which employ between 1,000 – 4,999 people, followed by Deluxe Corp in Groton, Fitchburg State College, Sterlite Corp, MCI Shirley, Nashoba Valley Medical Center in Ayer, all of which employ 250 – 499 people.

Demographic Factors

The population of Baldwinville is approximately 2,148 as of July 2021, according to the US Census office. This is an increase of 920 people since the 2010 Census. Templeton’s population as a whole is 8,145 (as of July 2021), an increase of 26 people, which means that the Baldwinville CDP gained far more residents than the town did overall.

The UMass Donahue Institute projects that Templeton’s population will continue rising steadily, reaching nearly 10,000 people by 2050. There was no projection available specifically for Baldwinville.



Housing

The median value of a housing unit in Baldwinville is \$262,300, with about 81% of the housing stock being single family homes. The median value in Baldwinville is slightly less than the Worcester Metro median of \$298,900 and less than the MA median of \$424,700.

Units & Occupancy

834

Number of housing units

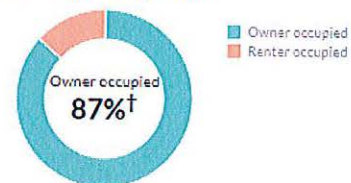
the Worcester, MA-CT Metro Area: 398,682
Massachusetts: 2,979,634

Occupied vs. Vacant



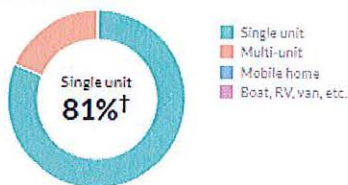
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Ownership of occupied units



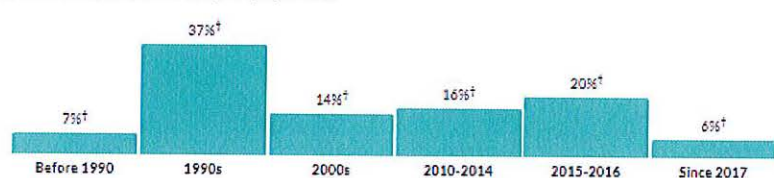
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Types of structure



Show data / Embed

Year moved in, by percentage of population



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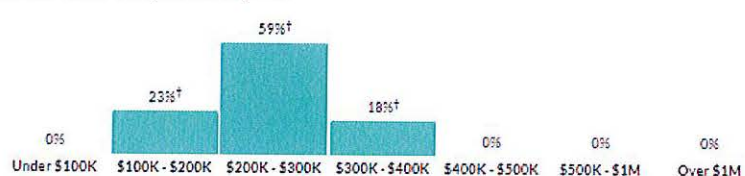
Value

\$262,300

Median value of owner-occupied housing units

about 90 percent of the amount in the Worcester, MA-CT Metro Area: \$298,900
about three-fifths of the amount in Massachusetts: \$424,700

Value of owner-occupied housing units



Show data / Embed

Retail and Public Services

There is a US Post office about a half mile north of the subject as well as several restaurants and service-focused businesses in the village center of Baldwinville. The nearest hospitals are about 15 miles to the east in Gardner or the same distance to the west in Athol, and both are part of the Heywood Health chain.

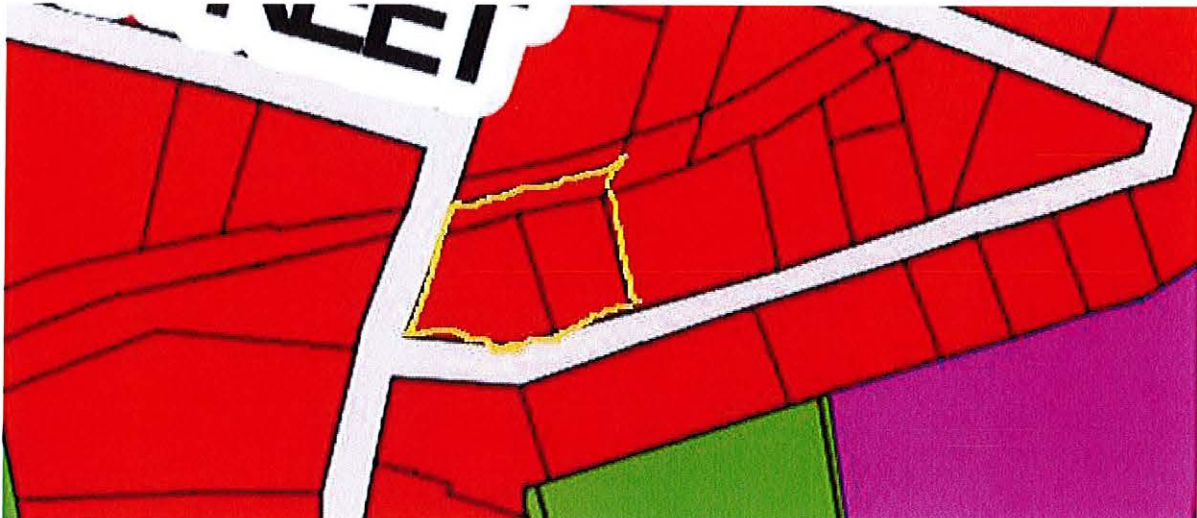
The same is true for grocery stores, pharmacies, and other chain retail stores; a drive to Athol or Gardner.

Police and Fire Protection

The Templeton Fire Department Station 2 is about 1000 feet north of the subject property on School St and the police department is about 3.5 miles south on S Road in Templeton.

Area Land Use

The subject is zoned Village District, indicated by the color red. The dark green area to the south is zoned Residential/Agricultural 1 and the purple area is zoned Commercial Industrial A.



The character of the immediate area that of a village center with a mix of thickly settled single family homes and small businesses, many that appear to be home-based or conversions of former single-family homes.

Immediate Surroundings

The immediate surroundings appear to be primarily single family, multi-family, with a mix of commercial/retail.

Development in the area

There has not been any notable commercial development in Templeton in the past several years, however there has been a significant residential building boom throughout the town since 2020. Large tracts of former farmland have sold and been developed into luxury single-families, and some tracts have been subdivided and sold as buildable lots.

Some of these areas include French Road (with units selling between \$600,000 and \$766,000 in 2023), Lord Road, Patriot Road, Turner Lane, Brook Road and King Philips Trail.

General Appearance

The immediate area is primarily made up of single family and multi-family properties. Dense forestry, Depot Pond, and Otter River are located to the north, east, and south.

Price/Value Trend

A decrease of 9.6% over a 24 month time period. Considered stable.

Outlook and Conclusions

The subject is in a village center, far from highway access, but with desirable rural attributes and sufficient internet connectivity to support a significant work from home population with high earning potential that can support small, local retail. In comparison to other areas of Templeton, it is rated as follows:

Highway Access	Poor
Demand Generators	Above Average
Land Use	Average
Employment Stability	Above Average
Police and Fire Protection	Average
General Appearance	The immediate area is primarily made up of single family and multi-family properties. Dense forestry, Depot Pond, and Otter River are located to the north, east, and south.
Price/Value Trend	A decrease of 9.6% over a 24 month time period. Considered stable.

Market Analysis – Residential Land

Residential Land Sales 12 Month Year over Year

The focus of this report is a 41 SF triangular section of land located at 711 Baldwinville Rd at the corner of Baldwinville Rd and Vernon St. This portion of the 13,939 SF mixed use parcel is improved by a mobile home.

We conducted a survey of residential land sales within a 10 mile radius of the subject property using 12 month year over year data for residential land parcels between 0—1.5 acres. The data indicate a decrease of 9.6% in the mean sale price from \$68,806 (12/6/2021-12/6/2022, 16 sales) to \$62,195 (12/6/2022-12/6/2023, 21 sales). Rounded to 10% over the 24 month period, we will consider residential land sales to be stable in the Templeton area. Our land sales will therefore not be adjusted for market conditions in our sales comparable grid.

Site Characteristics - Land Area, Shape, Frontage

The subject is comprised of three contiguous parcels of land addressed as 0 Vernon St, 711 Baldwinville Rd, and 0 Baldwinville Rd. The site contains a total of 27,878 SF of Village District zoned land. According to the Templeton Assessor's office, the parcel has 140.38 linear feet of frontage on Baldwinville Rd and 217.75 linear feet of frontage on Vernon St.

Access/Visibility

The subject site is located at the highly visible corner of Vernon St and Baldwinville Rd. Vernon St is a short dead end residential road and Baldwinville Rd is a well-travelled north/south route running north into the Templeton village of Baldwinville and south into Templeton town center. The subject has a 2 car paved driveway at 117 Baldwinville Rd and a 3 car circular gravel driveway at 0 Vernon St.

Easements/Encroachments

According to the 1998 deed the site contains an easement allowing for the open flow of a drainage ditch that passes over 0 Vernon St and the abutting property to the east at 14 Vernon St.

Utilities

The area is served by electric, public water, and sewer.

Zoning/Conformity

The subject is located in the Village District zone. Single-family and two-family uses are allowed by right without site plan approval by the Planning Board, as long as a structure(s) contains less than 5,000 square feet of floor area.

The following nonresidential uses are allowed by right, with site plan approval from the Planning Board: Retail sales. Personal service shops, including but not limited to barber, salon, cosmetologist, massage therapist. Business or professional offices. Banks and

other financial institutions. Liquor store, including the sale of beer, wine, liquor and/or other hard spirits. Ice cream stands.

Multifamily dwellings may be permitted by special permit.

The Planning Board may allow the following nonresidential uses only upon the granting of a special permit: Veterinary hospitals, clinics, and grooming facilities; but not including kennels. Overnight stays of animals are permitted only if associated with medical procedures. Gasoline and/or service stations. An amusement enterprise, including but not limited to bowling, theater, performing arts center, skating or fitness clubs operated for profit. Hotel, motel, or inn. Small appliance or equipment repair, including but not limited to household appliances, lawn mowers, chain saws. Dry cleaner or self-service coin-operated laundry.

Dimensional requirements for legal development in the Village District are outlined below:

Primary Uses

Min. Lot Area	1 Acre
Min. Frontage	150'
Min. Front Yard Setback	30'
Min. Side Yard Setback	15'
Min. Rear Yard Setback	30'
Maximum Height	2.5 Stories

The subject was constructed before the current zoning ordinance was enacted and appears likely to be a *legal non-conforming* use due to inadequate lot size.

Floodplain Information

The subject property is located in Flood Zone X, *which is not in a FEMA Special Flood Hazard Area*, as verified by Map 2503390008B, dated May 17, 1982, and published by the Federal Emergency Management Agency (FEMA). Site drainage appears to be adequate. A copy of the Flood Map is included in the Addendum.

Environmental

Although no site assessment was provided to us at the time of inspection, no adverse conditions were noted. We have assumed that the subject site meets all acceptable standards with regard to the Massachusetts General Law Chapter 21E, "The Massachusetts Oil and Hazardous Material Release Prevention and Response Act." We reserve the right to alter our opinion of value if at any point in the future we are provided with information that indicates that there is contamination on site.

Assessment/Real Estate Taxes

The subject is comprised of three contiguous parcels of land:

0 Vernon St is categorized as commercially developable land and has an assessed value of \$24,000 according to the Templeton Assessor's database. At the FY 2023 commercial rate of \$12.92 per \$1,000, ($\$24,000/\$1,000 \times \$12.92$), *base town taxes for 0 Vernon St is \$310.*

711 Baldwinville Rd is categorized as Mixed Use residential/commercial and has an assessed value of \$107,400. At the FY 2023 residential/commercial rate of \$12.92 per \$1,000, ($\$107,400/\$1,000 \times \$12.92$), *base town taxes for 711 Baldwinville Rd is \$1,388.*

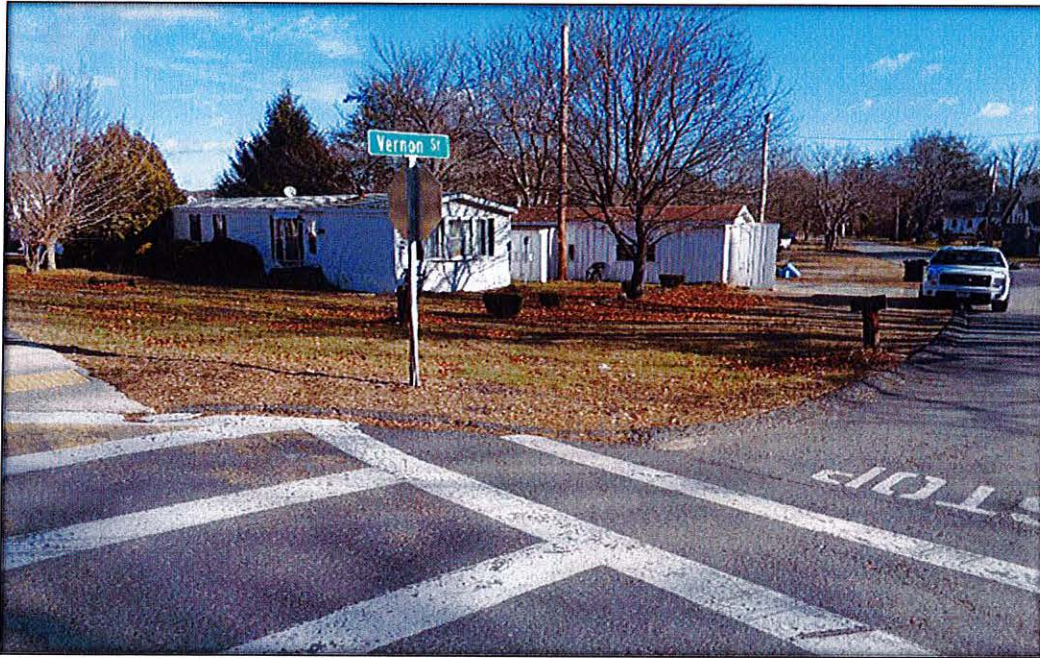
The parcel at 0 Baldwinville Rd. is categorized as residential undevelopable land and has an assessed value of \$3,200 ($\$3,200/\$1,000 \times \12.92), *base town taxes for 0 Baldwinville Rd is of \$41.*

An additional Community Preservation Act (CPA) Tax is levied against the property. This tax is a 1.50% surcharge on real estate taxes, with the first \$100,000 of residential assessed value exempt from this charge.

According to the Templeton Assessor's office, 711 Baldwinville Rd pays an additional *\$4.35 for the FY 2023 CPA tax and 0 Vernon St pays an additional \$9.07. 0 Baldwinville Rd does not pay any CPA tax.*

Total real estate taxes for the subject property is therefore estimated at \$1,752.

Site Description/Improvement Characteristics



The subject is a multi-parcel site located within the village of Baldwinville in the town of Templeton. Baldwinville is an unincorporated village situated in the northern section of Templeton near the Winchendon town line. The village has a population of 2,148, comprises 2.5 square miles, and has its own zip code (01436) and post office.

The subject site consists of three contiguous parcels of land:

711 Baldwinville Rd, 13,939 SF of residential/commercial land improved by a mobile home and repair garage.

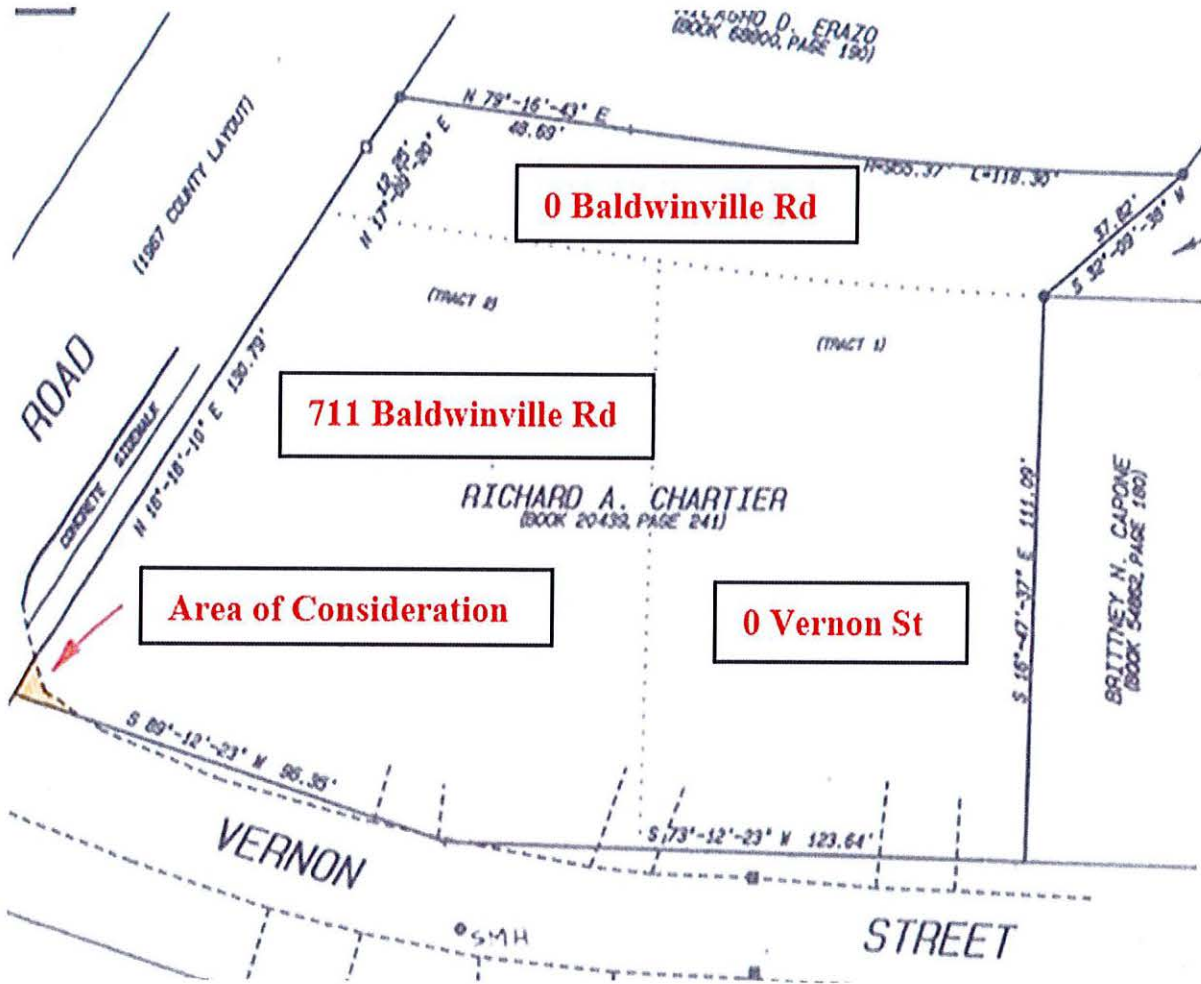
0 Baldwinville Rd, abuts 711 Baldwinville Rd to the north and has 3,920 SF of residentially undevelopable land.

0 Vernon St, abuts 711 Baldwinville Rd to the east, has 10,019 SF of commercially developed land, and is improved by a garage.

Collectively, the subject's 3 parcels contain a total of 27,878 SF of Village District zoned land.

The focus of this report is a 41 SF triangular portion of land located at the southwest corner of the 711 Baldwinville Rd tract near the intersection of Baldwinville Rd and Vernon St.

This portion of land is under consideration for potential acquisition by the Town of Templeton via a purchase or eminent domain taking. The Town of Templeton would utilize this portion of land for a planned road widening project. **See map below.**



Highest and Best Use

Highest and best use as defined in Dictionary of Real Estate Appraisal, 7th Edition, published by the Appraisal Institute, is as follows:

1. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.
2. The use of an asset that maximized it's potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would willing to bid.
3. [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonable near future. (Uniform Appraisal Standards for Federal Land Acquisitions)

Improved properties are first analyzed as if vacant and available for development. Next, highest and best use "as improved" is determined and this serves as the basis for valuation of the property. The first step is highest and best use as though vacant.

Highest and Best Use as Vacant

The subject is comprised of three contiguous parcels: 0 Vernon St with 10,019 SF of commercial land; 711 Baldwinville Rd with 13,939 SF of residential/commercial land; and 0 Baldwinville Rd which contains 3,920 SF of residential undevelopable land.

The site contains a total of 27,878 SF of Village District zoned land. The Village District requires a minimum lot size of 1 acre to build.

There are a few uses allowed by right in subject's Village District: Single-family and two-family as long as a structure(s) contains less than 5,000 square feet of floor area. Multifamily dwellings may be permitted by special permit.

In terms of what is **legally permissible**, the following nonresidential uses are allowed by right, with site plan approval from the Planning Board: retail, personal service shops, business/professional offices, bank, and liquor store.

The Planning Board may allow the following nonresidential uses only upon the granting of a special permit: veterinary hospitals, pet grooming facilities, gas/service station, theater/performing arts center, fitness club, hotel/motel, equipment repair, and dry cleaner/coin-operated laundry.

In terms of **financially feasible** options, we considered a number of uses. We feel that developing the subject site for a residential use such as single family or multi family would produce the highest net return to the owners of the site.

Therefore, after considering the legal, economic, physical, and feasible limitations for development of the subject site, it is our opinion that the **highest and best use of the site "as vacant"** would be to develop the property for a residential use such as single family or multi-family property.

Highest and Best Use as Improved

The subject is a multi-parcel site located within the village of Baldwinville. The site contains a total of 27,878 SF of Village District zoned land.

We considered a number of alternative uses for the property but in each instance, the use failed to meet the economic feasibility criteria of the highest and best use analysis.

No other uses would provide an economic benefit greater than the existing use of the property. No alternative uses were seen as being economically feasible and resultant of a higher value.

Therefore, we conclude that the highest and best use of the property, as currently improved, is to develop the property for a residential use such as single family or multi-family property.

Highest and Best Use as Improved After Acquisition

It is our opinion that the acquisition of the parcel of land known as **41 SF Triangular Parcel, Corner of Baldwinville Rd & Vernon St** *will not* change the parent parcel's highest and best use.

Valuation Methodology

The purpose of this appraisal is to estimate the Market Value of the subject property. The Market Value estimate of the real estate is achieved by a systematic gathering, classification, and analysis of data which is required in the development of the three basic approaches to value: the Sales Comparison Approach, the Income Capitalization Approach, and the Cost Approach.

The Sales Comparison Approach involves a comparison of the subject property to similar properties that have actually sold in arm's-length transactions or are offered for sale. Sale and asking prices may be adjusted to reflect the significant differences, if any, that exist between the sale property and the subject property. The adjusted prices are correlated into a final, indicated value. This approach demonstrates what buyers have been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market. It is particularly useful in estimating the value of the land and properties that are typically owner-occupied.

The Income Capitalization Approach involves an analysis of the income earning capabilities of the subject property by estimating the fair market rental value of the property. This is referred to as potential gross income. Once potential gross income is determined and an allowance for potential loss of revenue due to vacancy and credit issues is applied against the potential gross income, this produces an effective gross income. Operating expenses are then deducted from the effective gross income producing an estimate of net operating income. The net operating income is then capitalized, providing an indication of the present Market Value. This approach is particularly applicable in estimating the value of properties that are normally purchased for investment purposes.

The Cost Approach involves estimating the replacement or reproduction cost new of all improvements, deducting for accrued depreciation from all sources and adding the land value, which is estimated by comparison to recent sales of similar land. This approach has its strongest reliability in applications involving real estate with new or fairly new structures or with improvements which are designed for a special purpose and cannot be readily converted to other uses.

Valuation of the Subject Property

It is necessary, prior to determining the appropriate valuation methodology, to identify the most likely purchaser of the subject property, since a valuation estimate should replicate the motivations of buyers and methodologies of the marketplace. We are of the opinion that the likeliest buyers of the subject property would be a prospective owner occupant or investor.

We have considered all three methods of valuation in this Appraisal Report and have selected the Sales Comparison Approach to value the property.

For the Sales Comparison, there have been a number of sales over the past three years of properties that compare favorably to the subject property and provide good value indicators.

We did not utilize the Income Approach for our determination of the subject's market value. The Income Approach was excluded because the subject's value is primarily determined by its status as a piece of residential land and lacks income potential, as land leases are atypical in this market.

The Cost Approach was also considered, but not utilized. Market participants do not consider it a viable approach for land valuation because land is not depreciated.

Sales Comparison Approach to Value

The Sales Comparison Approach is defined as:

*"...a set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, applying appropriate units of comparison, and making adjustments to the sale prices of the comparables based on the elements of comparison."*⁴

Five recent sales of similar properties are outlined on the following pages. They were compared to the subject in regard to characteristics such as sale price, date of sale, days on market (DOM), distance from subject, location, conditions of sale, rights conveyed, site area, utility, and zoning.

The unit of comparison utilized in this analysis are overall sale price and \$/SF, as these are the methods of comparison utilized by market participants. We believe these comparable sales are the best representations of the subject's value as of the effective date of the appraisal, as they reflect the motivations and actions of buyers during that time frame.

The five sales utilized as direct comparables are listed on the pages that follow:

⁴ The Appraisal Institute, The Appraisal of Real Estate, Twelfth Edition, Chicago, 2001. p. 417.

Comparable 1



Address	Lot 1 Pleasant St Athol, MA 01331
Sale Price	\$56,000
Sale Date	Sold and recorded on November 9, 2023
DOM	22
Grantor	Timothy and Amanda Griffith
Grantee	V&J Real Estate, INC
Legal Description	Worcester Registry of Deeds Bk 69862, Pg 362
Location	Average
Land Area	11,200 SF
Present Use	Vacant Residential Land
Zoning	Residential B
\$/SF	\$5
Financing	Cash
Sale History	Last transferred in August of 2022 for \$100
Source	Public Records, Registry of Deeds, MLS #73077982

Lot 1 Pleasant St is a rectangular shaped parcel containing 11,200 SF of land near the intersection of Charden Ln and Pleasant St in Athol. The site has 70 linear feet of frontage on Pleasant St and is located in central Athol just north of Route 202 and proximate to the Ellinwood Country Club. According to listing agent Lee Chauvette of Laer Realty Partners, the site has town water and sewer available in the street and was approved as a buildable lot by the Athol Planning Board in December of 2022. Agent Chauvette states the parcel was originally part of abutting neighbor at 618 Pleasant St and that the new buyer intends to build a single family property "at some point." Upon our viewing of the property, the site was undeveloped. The property was listed for sale MLS #73077982 at \$65,000 on 2/9/2023 and sold, reportedly for cash, on 11/9/2023 for \$56,000 after 22 days on market.

Comparable 2



Address	135 Barrett Avenue, Athol, MA 01331
Sale Price	\$60,500
Sale Date	Sold and recorded on August 3, 2023
DOM	19
Grantor	Jean A. and James F. Mallet
Grantee	Royal Development Projects, LLC
Legal Description	Worcester Registry of Deeds Bk 69475, Pg 36
Location	Average
Land Area	13,125 SF
Present Use	Vacant Residential Land
Zoning	Residential B
\$/SF	\$4.61
Financing	Cash
Sale History	Last sold in May of 2000
Source	Public Records, Registry of Deeds, MLS #73114021

135 Barrett Avenue is a rectangular shaped site containing 13,125 SF with 105 linear feet of frontage. Barrett Avenue is located within a circular residential neighborhood off of Pleasant St near Lake Ellis and conservation area with dense forestry. The site is flat and already cleared with town water and sewer available in the street. Listing agent Edward Ledgard of Millers River Real Estate was contacted but unavailable for comment. The site was listed for sale as 0 Barrett Avenue MLS #73114021 on 5/19/2023 for \$65,000 and sold, reportedly for cash, on 8/3/2023 for \$60,500 after 19 days on market. Since the August sale, the newly built single family shown above has nearly reached completion.

Comparable 3



Address	Lot 2 Charden Ln Athol, MA 01131
Sale Price	\$59,000
Sale Date	Sold and recorded on November 13, 2023
DOM	6
Grantor	Timothy Z. Richard
Grantee	V&J Real Estate, INC
Legal Description	Worcester Registry of Deeds Bk 69872, Pg 302
Location	Average
Land Area	15,504 SF
Present Use	Vacant Residential Land
Zoning	Residential B
\$/SF	\$3.81
Financing	Cash
Sale History	Last sold in December, 2011
Source	Public Records, Registry of Deeds, MLS #73167098

Charden Lane is a small cul-de-sac of single family homes located off of Pleasant St in central Athol. Athol Elementary and Middle schools are nearby as well as Lake Ellis and the Ellinwood Country Club. The 15,504 SF parcel is flat and cleared with 90' of linear frontage and town water/sewer available in the street. The property was listed for sale by Bruce Farley of Godin Real Estate. Agent Farley confirmed the sale and mentioned the new buyer intends to build a single family home. Listed as Lot 2 Charden Ln MLS #73167098, the site, which remains undeveloped, was priced at \$65,000 and sold for \$59,000 in a cash sale after 6 days on market.

Comparable 4



Address	71 Woodlawn St Winchendon, MA 01475
Sale Price	\$70,000
Sale Date	Sold and recorded on September 22, 2023
DOM	68
Grantor	Sutton Homes, LLC
Grantee	Matson Homes II, LLC
Legal Description	Worcester Registry of Deeds Bk 69673, Pg 103
Location	Average
Land Area	29,708 SF
Present Use	Vacant Residential Land
Zoning	Residential Suburban
\$/SF	\$2.36
Financing	Cash
Sale History	Last sold in February, 2020 for \$32,000.
Source	Public Records, Registry of Deeds, MLS # 73129794

71 Woodlawn St is a 29,708 SF rectangular land parcel abutting dense forestry to the east. Woodlawn St runs north/south off of Maple St (Route 202) located just east of Winchendon center. The parcel has 84 linear feet of frontage and is situated between two single family homes. The flat lot has been cleared and has town water and sewer available in the street. Listing agent Michelle Peterson of Elm Grove Realty listed the site for \$80,000 on MLS #73129794 on 6/26/2023 and sold the property in a cash sale for \$70,000 on 9/22/2023 after 68 days on market. Our viewing of the property confirmed the site remains undeveloped. Agent Peterson stated the seller, a builder, had demolished the house that was previously on the property with the intention to build a new house. He changed his mind and sold the cleared site to buyer/builder Mattson Homes, who intends to build a new single family dwelling.

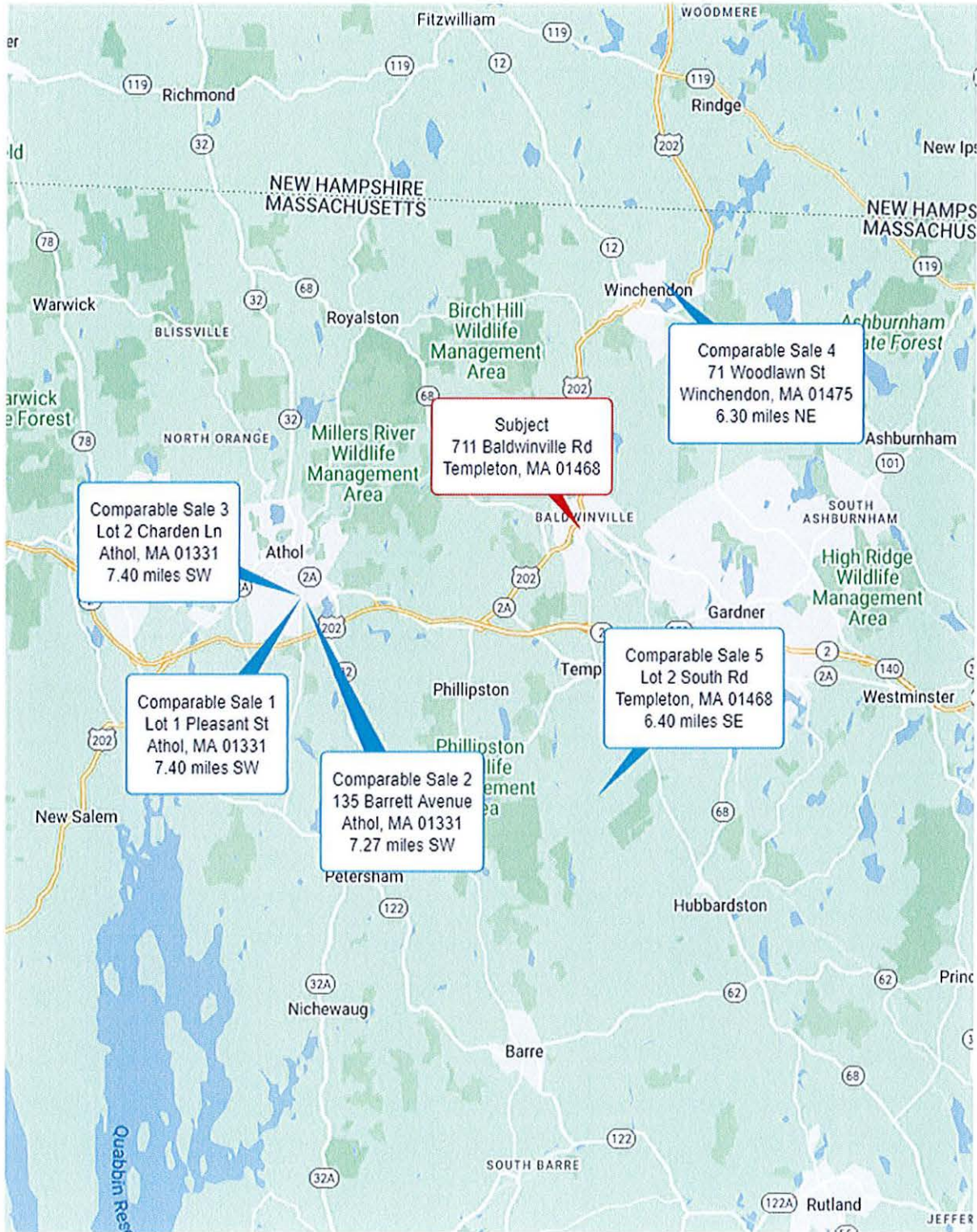
Comparable 5



Address	Lot 2 South Rd, Templeton, MA 01468
Sale Price	\$65,000
Sale Date	Sold and recorded on October 13, 2023
DOM	1
Grantor	Patricia R Meunier
Grantee	Donald S Foster II
Legal Description	Worcester Registry of Deeds Bk 69756, Pg175
Location	Average
Land Area	45,098 SF
Present Use	Vacant Residential Land
Zoning	Residential Agricultural 2
\$/SF	\$1.44
Financing	Cash
Sale History	Last sold in November 2006
Source	Public Records, Registry of Deeds, MLS # 73098431

Lot 2 South Rd is located in the southern portion of Templeton near the Hubbardston town line and the Hubbardston State Forest. The uncleared rectangular-shaped parcel has 150 linear feet of frontage and consists of 45,098 SF of land. This parcel was originally part of the estate of Donald E. Chipman, an abutting 25 acre parcel. List agent Wendy Poudrette of Foster-Healey Real Estate listed the property for sale on MLS #73098431 at \$65,000 on 4/13/2023. The property sold for \$65,000, reportedly for cash, after one day on market. There were seller concessions of \$2,500. The list agent stated she believes that the new buyer intends to build a single family Colonial style house on the property.

Sales Comparison Approach - Location Map



Sale Comparison Approach	Subject	Comparable #1	Comparable #2	Comparable #3	Comparable #4	Comparable #5
Address	711 Baldwinville Rd	Lot 1 Pleasant St	135 Barrett Avenue	Lot 2 Charden Ln	71 Woodlawn St	Lot 2 South Rd
Town	Templeton, MA	Athol, MA	Athol, MA	Athol, MA	Winchendon, MA	Templeton, MA
Sale Price	-	\$56,000	\$60,500	\$59,000	\$70,000	\$65,000
Unadjusted SP/SPF	-	5.00	4.61	3.81	2.36	1.44
Sale Date	-	February 4, 2022	September 7, 2022	March 7, 2022	September 25, 2023	December 30, 2021
		0.00%	0.00%	0.00%	0.00%	0.00%
		\$0	\$0	\$0	\$0	\$0
Type of Property	Residential	Residential	Residential	Residential	Residential	Residential
		0%	0%	0%	0%	0%
		\$0	\$0	\$0	\$0	\$0
Rights Conveyed	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
		0%	0%	0%	0%	0%
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Financing	-	Cash	Cash	Cash	Cash	Cash/Concessions
		0%	0%	0%	0	0%
		\$0	\$0	\$0	\$0	(\$2,500)
Conditions of Sale	-	Arm's-length	Arm's-length	Arm's-length	Arm's-length	Arm's-length
		0%	0%	0%	0	0%
		\$0	\$0	\$0	\$0	\$0
Element Adjustments	-	\$0	\$0	\$0	\$0	(\$2,500)
Adjusted Sale Price	-	\$56,000	\$60,500	\$59,000	\$70,000	\$62,500
Adjusted SP/SPF		5.00	4.61	3.81	2.36	1.39
Distance from Subject	-	7.40 miles SW	7.27 miles SW	7.40 miles SW	6.30 miles NE	6.40 miles SE
		0%	0%	0%	0%	0%
		\$0	\$0	\$0	\$0	\$0
Location	Average	Average	Average	Average	Average	Average
		0%	0%	0%	0	0%
		\$0	\$0	\$0	\$0	\$0
Site (SF)	13,939	11,200	13,125	15,504	29,708	45,098
		-5%	0%	5%	15%	25%
		(\$2,800)	\$0	\$2,950	\$10,500	\$15,625
Utility/Characteristics	Flat, Improved	Flat, Wooded	Flat, Cleared	Flat, Cleared	Flat, Cleared	Flat, Wooded
		-5%	0%	0%	0%	-5%
		(\$2,800)	\$0	\$0	\$0	(\$3,125)
Zoning	Village/Res/Comm	Residential	Residential	Residential	Residential	Residential
		0%	0%	0%	0%	0%
		\$0	\$0	\$0	\$0	\$0
Unit Adjustments		(\$5,600)	\$0	\$2,950	\$10,500	\$12,500
Total Adjustments		(\$5,600)	\$0	\$2,950	\$10,500	\$10,000
Total Adjustments %		-10%	0%	5%	15%	15%
Final Adjusted SP		\$50,400	\$60,500	\$61,950	\$80,500.00	\$75,000
Final Adjusted SP/SPF		\$4.50	\$4.61	\$4.00	\$2.71	\$1.66
		Given weight	Given more weight	Given more weight	Given weight	Given weight

Elements of Comparison

Comparable	Sale/List Price	Site SF	Adjustment Summary		
			Unadjusted \$/SF	Adjusted \$/SF	Gross Adjustment
1	\$56,000	11,200	\$5.00	\$4.50	10.00%
2	\$60,500	13,125	\$4.61	\$4.61	0.00%
3	\$59,000	15,504	\$3.81	\$4.00	5.00%
4	\$70,000	29,708	\$2.36	\$2.71	15.00%
5	\$65,000	45,098	\$1.44	\$1.66	34.00%

Of the 17 recent land sales analyzed, these five sales are considered most similar to the subject property. The unadjusted sale prices range from **\$56,000 to \$70,000**. Sales were compared for differences such as date of sale, property rights conveyed, financing, conditions of sale, location, site area, utility, and zoning.

Adjustments were made as a percentage of a comparable's unadjusted sale price, with the justification for the adjustment made through a combination of logic and matched pairs analysis. Below is an explanation of the comparisons:

Sale Date/Market Conditions

As written in the "Market Analysis" section of this report, the Templeton area residential land market declined by approximately 10% over the past 24 months. We consider residential land sales to be stable in the Templeton area and have not made any market adjustments.

Property Rights Conveyed

Each of the five sales were conveyed with fee simple interests. No adjustments are deemed necessary for this element of comparison.

Financing

Each of the five comparables were cash transactions. Comparable 5 was adjusted downward for \$2,500 in seller concessions.

Conditions of Sale

Conditions of Sale considers several factors, which include if the sale was a post foreclosure sale, if the buyer or seller were highly motivated, if the property was openly marketed for sale, or if the property was purchased by an abutter. These are all conditions that could affect the overall sale price. To the best of our knowledge, all five transactions were arm's length, so no adjustments were deemed necessary.

Location

The subject property and each of the comparables are proximate to amenities, local services, and shopping. No adjustments were deemed necessary.

Lot Size

The scatter plot to the right is a graph of the 17 properties we considered for our report. These parcels of land ranged in size from 11,200-63,162 SF.

The trend line in our graph indicates that there is a correlation between lot size and \$/SF: the larger the site, the lower the \$/SF.



Given the graph above, we made the following adjustments to account for the correlation between \$/SF and lot size:

- Comparable 1 (11,200 SF) -5%
- Comparable 3 (15,504 SF) +5%
- Comparable 4 (29,708 SF) +15%
- Comparable 5 (45,098 SF) + 25%.

No adjustments were made for comparable 2 which was considered similar to the subject site.

Utility / Physical Characteristics

The subject parcel is improved with a mobile home and a garage. Each of the five comparables are unimproved. Comparables 2-4 are cleared and ready for development. Comparables 1 and 5 were each adjusted downward 5% for uncleared, wooded lots.

Zoning

The subject is located in the Village District of Templeton. Residential single family and two family buildings under 5,000 SF are permitted by right. Each of the five comparables are located in residential districts so no adjustments were deemed necessary.

Conclusion

We believe the five comparable sales utilized in the Sales Comparison analysis were the best available for review and represent a good reflection of today's marketplace for a property such as the subject in the Templeton area. There was more data available than used in this analysis, excluded because of a disparity in location, date of sale, use, and/or lot size.

Consideration was given to all of the comparables because they are valid value indicators. Not one comparable resembles the subject most exactly, but taken together, they have allowed us to arrive at a reasonable estimate of value. We emphasized comparables 2 and 3 which were most similar in terms of lot size.

To make sense of all the data, we focused on the adjusted price per square foot. The adjusted \$/SF of the two most similar sales, comparables 2 and 3, ranged from \$4 - \$4.61. **See sales summary chart below.**

<u>Sale Comparison Summary</u>			
<u>Price/Sf</u>			
Range	\$1.73	To	\$4.61
Median	\$4.00		
Mean	\$3.51		
<u>Analysis Results</u>			
Subject Site SF	13,939		
Most Probable Price per SF Range	\$4.00	To	\$4.61
Most Probable Sale Price Range	\$55,756.00	To	\$64,258.79
Estimated Price per SF	<u>\$4.50</u>		
Estimated Market Value	\$62,725.50		

Considering the subject parcel is improved as well as the correlation between lot size and \$/SF, we conclude that the subject warrants a \$/SF of \$4.50, which is slightly less than Comparable 2's (\$4.61/SF) smaller lot size and Comparable 3's (\$4/SF) larger lot size. Applying our \$4.50/SF factor to the subject's parent parcel of 13,939 SF indicates a value of \$62,726, which we have rounded to \$63,000.

Taking our analysis to the focus of our report, which is the 41 SF triangular portion of the 13,939 SF parent parcel, we would apply our \$4.50 SF factor to 41 SF and arrive at a value of \$184.50, which we rounded to \$200.

In conclusion, the "as is" Market Value of the fee simple interest in the 41 SF triangular portion of the subject property, via the Sales Comparison Approach, as of December 12, 2023, was:

Two Hundred Dollars

\$200

Exposure Time

Exposure time is the length of time the subject property would have been exposed for sale in the market had it sold on the effective valuation date at the concluded market value. Exposure time is always presumed to precede the effective date of the appraisal. Based on our review of recent sales transactions for similar properties and our analysis of supply and demand in the local office market, it is our opinion that the probable exposure time for the subject at the concluded market value stated previously is 3 months.

Marketing Period

Marketing time is an estimate of the amount of time it might take to sell a property at the concluded market value immediately following the effective date of value. As we foresee no significant changes in market conditions in the near term, it is our opinion that a reasonable marketing period for the subject is likely to be the same as the exposure time. Accordingly, we estimate the subject's marketing period at 3 months.

Reconciliation and Final Value Estimate

Indicated Market Value via the Sales Comparison Approach, Residential	\$200
Indicated Market Value via the Income Approach	N/A
Indicated Market Value via the Cost Approach	N/A

All three approaches to value were considered in the estimation of the Market Value of the subject property. We used the Sales Comparison Approach.

We did not utilize the Income Approach for our determination of the subject's market value. The Income Approach was excluded because the subject's value is primarily determined by its status as a piece of residential land and lacks income potential, as land leases are atypical in this market.

The Cost Approach was also considered, but not utilized because market participants do not consider it a viable approach to value and predominantly rely upon the Sales Comparison Approach for land valuation.

In the Sales Comparison Approach, five comparables of similar properties were analyzed and compared to the subject. After analyzing the differences in the elements of comparison between the subject and the comparables, we selected a Price/SF of \$4.50. Applying \$4.50/SF to the subject's 13,939 SF indicated a value of \$62,726, which we have rounded to \$63,000.

Using our factor of \$4.50/SF with the 41 SF triangular portion of land under consideration for taking via eminent domain, we arrive at a value of \$184.50, which we have rounded to \$200.

As noted, we have determined that the easement will not damage the subject property as a whole and, therefore, did not factor any potential severance damages into our final valuation.

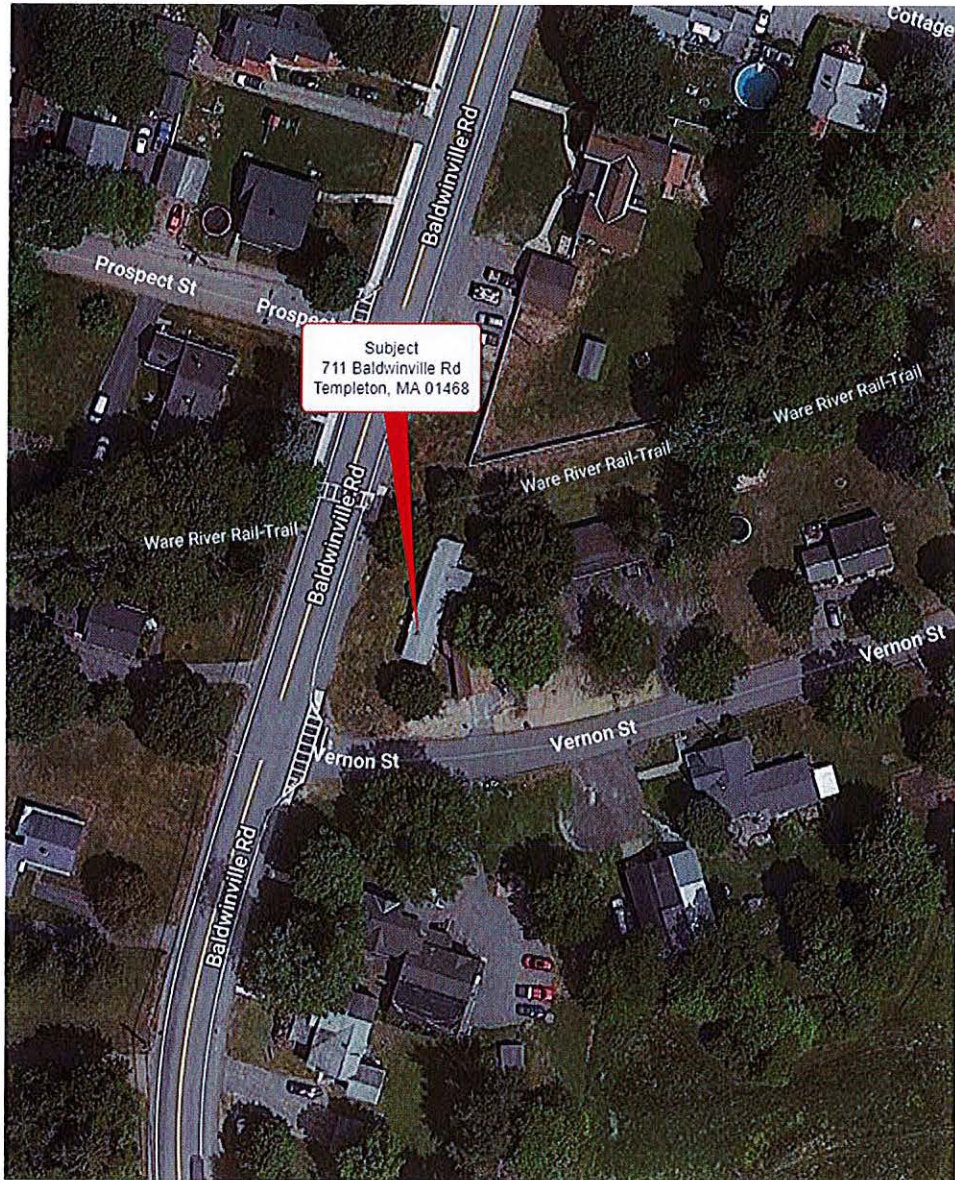
Therefore, it is our opinion that the Market Value of the fee simple interest in the 41 SF triangular portion of the subject property, as of December 12, 2023, was:

Two Hundred Dollars

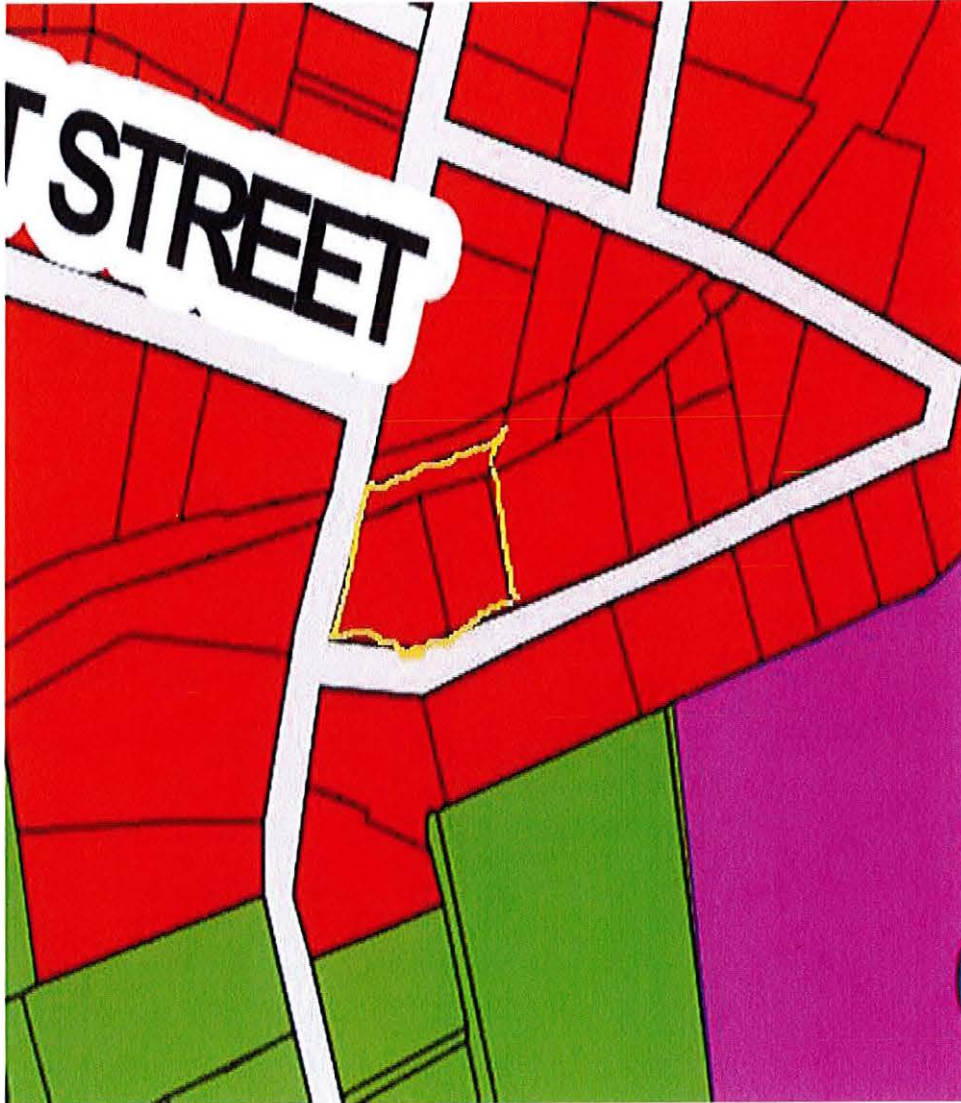
\$200

Addendum

Aerial Photo





Plat / Zoning Map



Flood Map



FloodMap Legend

-  100yr Floodplain
-  500yr Floodplain
-  Floodway
-  Levee

Flood Information

Community: 250339 TEMPLETON, TOWN OF
 Property is not in a FEMA special flood hazard area
 Map Number: 2503390008B Map Date: 05/17/1982
 Panel: 0008B FIPS: 25027
 Zone: X

Neither Transamerica Flood Hazard Certification (TFHC) nor ACI make any representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of or merchantability or fitness for a particular purpose. Neither TFHC nor ACI nor the seller of this flood report shall have any liability to any third party for any use or misuse of this flood report.

Property Cards



Property Card: 711 BALDWINVILLE RD Town of Templeton, MA

Parcel Information	
Parcel ID: M_152651_928272 Vision ID: 989 Owner: CHARTIER RICHARD A Co-Owner: Mailing Address: 711 BALDWINVILLE RD BALDWINVILLE, MA 01436	Map: 1-4- Lot: 396 Use Description: 0130 Land Area in Acres: 0.319996
Sale History	Assessed Value
Book/Page: 20439 / 0241 Sale Date: September 22 1998 Sale Price: \$99	Land: \$41300 Buildings: \$51700 Extra Bldg Features: \$600 Outbuildings: \$13800 Total: \$107400

Building Details: Building # 1	
	Model: Mobile Home Living Area: 980 Style: Mobile Home Stories: 1 Story Occupancy: Predom Res R Total Rooms: 4 Bedrooms: 02 No. Baths: 2 Half Baths: 0
	Int Wall Desc 1: Plywood Panel Int Wall Desc 2: Ext Wall Desc 1: Aluminum Sidng Ext Wall Desc 2: Roof Cover: Asph/F Gls/Cmp Roof Structure: Gable/Hip Heat Type: Forced Air-Duc A/C Type: Unit/AC



This information is believed to be correct but is subject to change and is not warranted.

12/1/2023

Property Information - Templeton, MA

Page 1 of 1



Property Card: VERNON ST
Town of Templeton, MA

Parcel Information	
Parcel ID: M_152677_928279 Vision ID: 990 Owner: CHARTIER RICHARD A Co-Owner: Mailing Address: 711 BALDWINVILLE RD BALDWINVILLE, MA 01436	Map: 1-4- Lot: 397 Use Description: 3910 Land Area in Acres: 0.230005
Sale History	Assessed Value
Book/Page: 20439 / 0241 Sale Date: September 22 1998 Sale Price: \$99	Land: \$19500 Buildings: \$0 Extra Bldg Features: \$0 Outbuildings: \$4500 Total: \$24000



This information is believed to be correct but is subject to change and is not warranted.



Property Card: BALDWINVILLE RD
Town of Templeton, MA

Parcel Information	
Parcel ID: M_152665_928298 Vision ID: 1002 Owner: CHARTIER RICHARD A Co-Owner: Mailing Address: 711 BALDWINVILLE RD BALDWINVILLE, MA 01436	Map: 1-4- Lot: 407 2 Use Description: 1320 Land Area in Acres: 0.089991
Sale History	Assessed Value
Book/Page: 20439 / 0241 Sale Date: September 22 1998 Sale Price: \$99	Land: \$3200 Buildings: \$0 Extra Bldg Features: \$0 Outbuildings: \$0 Total: \$3200



This information is believed to be correct but is subject to change and is not warranted.

Deed

BOOK 20439 PAGE 241

137352

25
P/M

I, Rochelle A. Chartier, The Trustee of The Irene C. Chartier Family Trust of
7881 Oak Street, Arvada, CO 80005

IN CONSIDRATION OF: less than \$100.00

GRANT TO: Richard A. Chartier of 711 Baldwinville Road, Baldwinville, MA 01436
with Quitclaim Covenants recorded herewith.

PARCEL 1

Two adjacent tracts of land situated at the intersection of Vernon and South Main Street
in the Village of Baldwinville, Town of Templeton, in said County and Commonwealth,
bounded and described as follows:

TRACT 1: A certain tract of land on the North side of Vernon Street in the Village of
Baldwinville, Town of Templeton, bounded and described as follows:

Beginning at the southeasterly corner of said tract and at the southwesterly corner of
land now or formerly of Norman L. Lorandean;

THENCE: Northerly by said Lorandean land, 113 feet to the location of the Boston and
Albany Railroad;

THENCE: Westerly by said railroad location to Lot #1 of other land of Rector H. Reeds
now or formerly owned by Paul M. Reed;

THENCE: Southerly by said Lot #1 and by a line parallel to the first course above
described, 116 feet to the northerly line of said Vernon Street;

THENCE: By said Northerly line, 82.5 feet to the place of beginning

Together with the right and privilege of flow and drainage through an open ditch as
now used and passing through land of said Norman L. Lorandean as reserved by the grantor in
a deed to the said Norman L. Lorandean recorded in Worcester District Registry of Deeds,
Book 3006, Page 57.

Being the same premises described in a deed from Alfred H. Chartier to Alfred H.
Chartier (now deceased) and Irene C. Chartier dated January 5, 1979 and recorded with
Worcester District Registry of Deeds, Book 6653, Page 345.

TRACT 2: A certain tract of land situated in said Baldwinville, Town of Templeton,
bounded and described as follows:

mail
Rochelle A. Chartier
7881 Oak St.
Arvada, CO 80005

Vernon & Main Sts, Templeton, MA

RECORDED 9 AM SEP 22 1998

Beginning at the Northeasterly corner of the intersection formed by Vernon and Main Streets, in said Baldwinville;

THENCE: Along the northerly line of said Vernon Street 135 1/4 feet;

THENCE: North 5° 30' West 116 feet to the Southerly line of the Ware River Railroad;

THENCE: South 84° 30' West along the Southerly line of the Ware River Railroad to the Easterly side of said Main Street;

THENCE: In a general Southwest direction along the easterly line of said Main Street 112 1/2 feet to the point of beginning.

Being Lot #1 described in a deed from Paul M. Reed, et ux to Alfred H. Chartier, (now deceased) and Irene C. Chartier, dated 8-8-62 at Book 4306, Page 362.

Both tracts of Parcel 1 are the same premises as described at Book 8798, Page 379.

PARCEL 2

A certain parcel of land situated on the easterly side of South Main Street, Baldwinville Village, in Templeton, Worcester County, Massachusetts, bounded and described as follows:

Beginning at the Southwesterly corner thereof, at a point in the Easterly line of South Main Street, at a corner of other land of Chartier, the grantees herein:

THENCE: N 16-18' 10" E, 15.63 feet to a Worcester County Highway bound;

THENCE: N 17-09' 20" E, 12.25 feet to iron pin at a corner of other land now or formerly of Richard A. Chartier et als, the grantor herein and being shown as Lot "1" of a plan hereinafter referred to, the preceding two courses being by said street line;

THENCE: N 79-16' 43" E, 48.69 feet to a point of curvature;

THENCE: Easterly, by a curve to the left, having a radius of 955.37 feet, a distance of 118.30 feet to an iron pin at a corner of Lot "3" as shown on said plan hereinafter referred to, being referred to, being other land now or formerly of Richard A. Chartier et als, the Grantors herein, the preceding two courses being by said Lot "1" and said Chartier land;

THENCE: S 32-09' 38" W by said Lot "3" and Chartier, the Grantees herein;

Contingent and Limiting Conditions

I assume no responsibility for matters legal in nature, nor do I render any opinion as to the title, which is assumed to be marketable.

Any sketches, plats, maps, or other exhibits in this report are included to assist the reader in visualizing the property and I assume no responsibility for their accuracy. I have made no survey of the property.

I am not required to give testimony or appear in court because of having made this appraisal review report, with reference to the property in question, unless arrangements have been previously made thereof in writing.

I assume that there are no hidden or unapparent conditions of the property, subsoil or structures, which would render it more or less valuable. We assume no responsibility for such conditions or for engineering which might be required to discover such factors.

I have assumed that the subject site will or has met all acceptable standards with regard to any existing Federal or State hazardous waste material laws.

Information, estimates and opinions furnished to me and contained in this report were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy can be assumed by me.

The distribution of the total valuation of this report between land and improvements applies only under the existing program of utilization. The separate valuation for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.

The Americans With Disabilities Act of 1990 requires, in some instances, retrofitting of buildings to maximize accessibility by persons with disabilities. Assumptions regarding cost of compliance by the owner (s) with this civil rights act, which became effective on January 26, 1992, have not been made in arriving at the opinion of value set forth herein. Please contact the undersigned in this regard if such additional work will be required for present purposes.

Neither all nor any part of the contents of this report, or copy thereof, shall be used for any purpose by anyone but the client without the previous written consent of the appraiser and the client; nor shall it be conveyed by anyone including the client, to the public through advertising, public relations, news, sales, or other media without the written consent and approval of the author, particularly as to valuation conclusions, the identity of the appraiser, or a firm with which he or she is connected.

The appraiser has complied with the appraisal standards as promulgated by the Uniform Standards of Professional Appraisal Practice adopted by the Appraisal Standards Board of the Appraisal Foundation.

The assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

The appraiser involved in this assignment worked has experience in the valuation of properties similar to the subject and are competent in the valuation of such properties.

The appraiser certifies that I am appropriately licensed or certified to appraise the subject property in the State in which it is located.

Certification

The undersigned does hereby certify that . . .

Statements of fact contained in this report are true and correct.

I HAVE NOT performed services as an appraiser regarding the property that is the subject of this report within the three-year period immediately preceding the acceptance of this assignment.

I HAVE NOT made a personal inspection of the property that is the subject of this report nor did I inspect the exteriors of the comparable sales.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is 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.

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 review.

My analysis, opinion, and conclusion were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.

Certification (Cont'd)

I am licensed in the State of Massachusetts to perform commercial real estate appraisals.

James M. Daly

James M. Daly
MA General Certification #75253

Appraisal Certification

**COMMONWEALTH OF MASSACHUSETTS
DIVISION OF OCCUPATIONAL LICENSURE**

BOARD OF

REAL ESTATE APPRAISERS

ISSUES THE FOLLOWING LICENSE CERT

GEN. REAL ESTATE APPRAISER

JAMES M DALY
24 BIRNIE RD
LONGMEADOW, MA 01106-1842

James M Daly
LICENSEE SIGNATURE

75253	04/23/2024	211795
LICENSE NUMBER	EXPIRATION DATE	SERIAL NUMBER

Professional Profile



James M. Daly, Jr.
Certified General Appraiser/Owner
MA Certified General Appraiser #75253
617-304-7620 | jim@dalyappraisal.com

Work Experience

2008 - Present	Appraiser/Owner	Daly Appraisal Services	Boston/Longmeadow, MA
2006 - 2007	Staff Appraiser	Crowley & Associates	Springfield, MA
2005 - 2007	Staff Appraiser	Beacon Appraisal Services	Boston, MA
1988 - 1991	Staff Appraiser	Robert P. Wood & Company	Milton, MA

Education

- Holy Cross College, B.A. English, 1988
- Boston College, M.A. English, 1994

Memberships/Licenses

- Certified General Appraiser – Massachusetts
- Mass Board of Real Estate Appraisers, Associate Member
- Business Networking International, 2008-2013
- Appraisal Institute, Affiliate Member, 2008-2015

Completed Courses

- Appraising Easements, May 2023
- Breakfast with the Experts – How to Protect Yourself in a Litigious, Complaint Driven Environment, January 2023
- Stats, Graphs, and Data Science 1, February 2022
- 2022-2023 Uniform Standards of Professional Appraisal Practice, December 2021
- 2021 New England Appraisers Expo – Commercial Program, October 2021
- Quantitative Analysis Concepts for Appraisers, September 2021
- National Appraising for the Supervisor and Trainee, October 2020
- 2020-2021 Uniform Standards of Professional Appraisal Practice, March 2020
- Appraising Easements, May 2019
- New England Appraisers Expo, Commercial Program, October 2018
- Financial Institutions Guide to Commercial Appraisals, October 2018
- Basic Hotel Appraising – Limited Service Hotels, April 2018
- Appraisal of REO and Foreclosure Properties, March 2018
- 2018-2019 Uniform Standards of Professional Appraisal Practice, Non-Residential, March 2018

- Appraisal of Fast Food Facilities, February 2018
- Appraisal of Owner-Occupied Commercial Property, March 2016
- Appraisal of Land Subject to Ground Leases, March 2016
- The New FHA Handbook 4001.1, December 2015
- Mandatory CT Real Estate Appraisal Law Update, March 2014
- Online Revenue Forecasting, April 2014
- Online Subdivision Valuation, April 2014
- Residential Sales Comparison and Income Approaches, October 2013
- Mandatory CT Real Estate Appraisal Law Update, April 2012
- Online Analyzing Distressed Real Estate, April 2012
- Apartment Appraisals, Concepts & Applications, March 2011
- Market Outlooks & Real Estate Trends, January 2011
- Economic, Capital Markets, and Investment Outlook, October 2010
- The Discounted Cash Flow Model: Concepts, Issues, and Applications, September 2010
- Economic, Capital Markets, and Investment Outlook: Strategy and Planning for 2010, October 2009
- Appraisal Institute Business Practices and Ethics, December 2009
- REA 1.2 – Practical Residential Appraising, July 2007
- Advanced Income Property Appraising, July 2007
- Residential Site Valuation and Cost Approach, May 2007
- Residential Sales Comparison and Income Approach, February 2007
- Appraising Income Properties, December 2006
- REA I – Real Estate Appraisal Basics, Winter 1988

Appraisal Course Development

- In the process of developing a seminar with the MBREA entitled Appraisal Metrics: Adapting to the AVM World. Coming in October 2023.

Property Type Experience

- Apartment Complexes
- Retail Stores
- Office Buildings
- Restaurants
- Mixed-Use Properties
- Automobile Garages/Body Shops
- Industrial/Manufacturing Buildings
- Convenience Store/Gas Stations
- Single Family Homes/Residential Condominiums/Multi-Family Properties
- Vacant Commercial & Residential Land
- ROW Valuations
- Eminent Domain Takings
- Temporary & Permanent Easements

Court Experience

Qualified as an expert witness testifying on property appraisals before the Massachusetts Appellate Tax Board and Massachusetts district courts.

Certification

The undersigned does hereby certify that . . .

Statements of fact contained in this report are true and correct.

I personally DID inspect the subject property and the exteriors of the comparable sales.

I have NOT performed services as an appraiser regarding the property that is the subject of this report within the three-year period immediately preceding the acceptance of this assignment.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is 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.

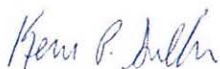
I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

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 review.

My analysis, opinion, and conclusion were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.

I am a staff appraiser at Daly Appraisal and a licensed Certified General Appraiser in MA. James M. Daly, an appraiser with a MA Certified General's license, provided supervision, guidance, and professional assistance while I inspected the subject property and helped write this appraisal report.



Kevin Sullivan
MA General Certification #76147

Kevin Sullivan - Appraisal Certification



Commonwealth of MA Div. of Professional Licensure

License No.
76147
Serial No.
100156
Expiration Date
February 28, 2026



KEVIN SULLIVAN
51 VALLEY RD
SOUTHBOROUGH, MASSACHUSETTS 01772

Licensed Certified General Appraiser



Professional Profile

Kevin Sullivan

508-494-0955 | kevin@dalyappraisal.com

Work Experience

September 2021 - Present

Staff Appraiser Daly Appraisal Services

Braintree/Boston, MA

Education

- University of Massachusetts at Amherst, B.A. Economics, 1991

Memberships/Licenses

- Massachusetts Board of Real Estate Appraisers (MBREA), Association for Valuation Professionals
- MA Certified General Appraiser 76147

Completed Courses

- Basic Appraisal Principles, November 2017
- USPAP 2016-2017, November 2017
- Basic Appraisal Procedures, December 2017
- Residential Sales Comparison and Income Approach, July 2020
- Statistics, Modeling and Finance, August 2020
- Advanced Residential Applications and Case Studies, September 2020
- Residential Site Valuation and The Cost Approach, September 2020
- Residential Report Writing and Case Studies, September 2020
- Residential Market Analysis and Highest & Best Use, September 2020
- Mastering Unique and Complex Property Appraisal, November 2020
- General Appraiser Site Valuation and Cost Approach, October 2021
- General Appraiser Market Analysis and Highest & Best Use, November 2021
- General Appraiser Income Approach/Part I, February 2022
- General Appraiser Income Approach/Part II, March 2022
- General Appraiser Sales Comparison Approach, September 2022
- General Appraiser Report Writing and Case Studies, November 2022

Property Type Experience

- Apartment Complexes
- Retail Stores
- Office Buildings
- Mixed-Use Properties
- Multi-Families
- Industrial
- Land
- New Construction
- Restaurants
- Automobile Garages/Body Shops
- Religious Institutions

Engagement Letter



One Financial Plaza, 1350 Main Street, Suite 1410, Springfield, MA 01103
6 Royal Lake Drive, Suite 4, Braintree, MA 02184
(413) 301-5473 | (617) 304-7620 | jim@dalyappraisal.com

November 25, 2023

Adam D. Lamontagne, MPA, MCPPO
Town Administrator
Town of Templeton
Town Hall, Room 6
P.O. Box 620, 160 Patriots Road
East Templeton, MA 01438
Phone 978-894-2778
alamontagne@templetonma.gov

RE: Real Estate Appraisal:
Triangular parcel, corner of Baldwinville Rd & Vernon St
(area to be determined by Szoc Surveyors)
711 Baldwinville Rd, Templeton, MA 01436

Dear Mr. Lamontagne:

This letter is intended to provide a fee and time frame proposal to complete an appraisal of the above-named property. To ensure a mutual understanding of the scope of this assignment, the following information is inclusive of the salient facts respecting the appraisal report.

1. Identification of the property to be appraised:

Triangular parcel, corner of Baldwinville Rd & Vernon St
(area to be determined by Szoc Surveyors)
711 Baldwinville Rd, Templeton, MA 01436

2. The Appraisal Report will be addressed to the following:

Adam D. Lamontagne, MPA, MCPPO
Town Administrator
Town of Templeton
Town Hall, Room 6
P.O. Box 620, 160 Patriots Road
East Templeton, MA 01438

3. Purpose, Intended User, and Function of the Appraisals:

The purpose of the appraisal is to develop and report an informed and independent opinion of the Fair Market Value of the subject property. The intended user is the Town of Templeton. The intended use of the appraisal is to ascertain the Fair Market Value of the property is for the acquisition of said property for an eminent domain taking for a road widening project. See attached copy of map that illustrates prospective taking.



One Financial Plaza, 1350 Main Street, Suite 1410, Springfield, MA 01103
6 Royal Lako Drive, Suite 4, Braintree, MA 02184
(413) 301-5473 | (617) 304-7620 | jim@dalyappraisal.com

4. Type of Appraisal:

The appraisal report will be written in the narrative format of a full Appraisal Report and the scope of work will consider the Sales Comparison Approach. A PDF copy of the report with original signatures and photographs will be e-mailed.

5. Inspection & Delivery Date:

We will conduct an exterior inspection. The written appraisal report will be delivered in approximately three weeks.

6. Fee/Payment:

The fee for the appraisal report is \$1,000, with the fee to be paid within 30 days of the report's delivery, with 5% of the fee added to the invoice for every additional 15 days the fee is withheld. Your signature will indicate acceptance of the engagement letter's terms.

7. Conformance to USPAP:

The appraisal will conform to the current Uniform Standards of Professional Appraisal Practice (USPAP) promulgated by the Appraisal Standards Board of The Appraisal Foundation. The analysis will not be based on any predetermined minimum or maximum valuation. If you require further information or have any questions pertaining to this proposal, please contact me at 413-301-5473 or 617-304-7620.

Respectfully submitted,

James M. Daly

James M. Daly
MA General Certification #75253

ACCEPTANCE: By: 

Date: 11/27/2023

COMMONWEALTH OF MASSACHUSETTS
ALCOHOLIC BEVERAGES CONTROL COMMISSION

95 Fourth Street, Suite 3, Chelsea, MA 02150

5K.

2024 Seasonal Population Increase Estimation Form

Municipality:

Date:

Alcoholic Beverages Control Commission
c/o Licensing Department
95 Fourth Street, Suite 3
Chelsea, MA 02150

To Whom It May Concern:

Acting under authority contained in M.G.L. Ch. 138, s17, as amended, our Board at a meeting held on

estimated that the temporary increased resident population

of

, as of July 10, 2024 will be .

This estimate was made and voted upon by us at a meeting called for the purpose, after due notice to each of the members of the time, place and purpose of said meeting, and after investigation and ascertainment by us of all the facts and after cooperative discussion and deliberation. The estimate is true to the best of our knowledge and belief. The above statements are made under the pains and penalties of perjury.

Very truly yours,

Local Licensing Authorities

This certificate must be signed by a majority of the members of the local licensing authority.



**TOWN OF TEMPLETON
COMMUNITY SERVICES**

**27 Boynton Road
Templeton, MA 01468**

TEL: (978) 939-5582



51.

12/20/2023

Dear Select Board,

Please consider a vote to accept the following donation to the Senior Center.

\$1,000.00 from Ryan Patrick Jones Heart of a Hero Foundation (Elaine and Kevin Jones)

Thank you,

Jackie Prime

Community Services Director

Town of Templeton



**TOWN OF TEMPLETON
COMMUNITY SERVICES**

**27 Boynton Road
Templeton, MA 01468**

TEL: (978) 939-5582



12/12/2023

Dear Select Board,

Please consider a vote to accept the following donation to the Senior Center.

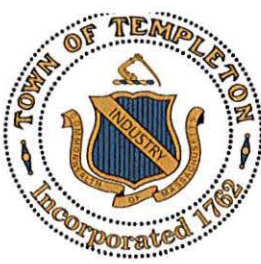
\$50.00 from Mary and John Barrett- in memory of John Whipple

Thank you,

Jackie Prime

Community Services Director

Town of Templeton



**TOWN OF TEMPLETON
COMMUNITY SERVICES**

**27 Boynton Road
Templeton, MA 01468**

TEL: (978) 939-5582



12/20/2023

Dear Select Board,

Please consider a vote to accept the following donation to the Senior Center.

\$200.00 from Ronald V. Johansson in memory of Cheryl Harrington

Thank you,

Jackie Prime

Community Services Director

Town of Templeton