



TOWN OF HARWICH MASSACHUSETTS

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[Home](#) > [Boards & Committees](#) > [Community Preservation Committee](#) > [2023 Community Preservation Act Project Funding Request](#) > [Webform results](#) > 2023 Community Preservation Act Project Funding Request

Submission information

Form: [2023 Community Preservation Act Project Funding Request](#) ^[1]

Submitted by Anonymous (not verified)

September 14, 2023 - 12:45pm

2603:3005:5604:8500:485b:9139:aa04:c80a

Acknowledge receipt of Informational Packet

I have received and read the Informational Packet linked to above

Project Title

Red River Valley Land and Water Protection Project

Amount Requested

\$150,000

Project Description

To protect the public scenic view along State Highway Route 28, to protect public drinking water supply, to protect important state-designated wildlife habitat, and to protect the health of the Red River watershed, the Harwich Conservation Trust (HCT) asks the Community Preservation Committee to consider this application for \$150,000 in open space funds. Funding is for the acquisition of a Conservation Restriction (CR) by the Town of Harwich on an approximately 2.24-acre portion in Harwich that's part of a larger \$400,000 purchase of approximately 2.74 acres of land at 0 Route 28, Harwich. The property is located within the Zone II Wellhead Protection Area providing water recharge for municipal wells in both Harwich and Chatham. The land includes state-designated BioMap Rare Species Core Habitat. Preserving this land will extinguish a potential source of septic system nutrient loading into the Red River watershed and the Zone II wellhead protection area. The property would be owned by HCT with the CR held by the Conservation Commission.

Estimated Start Date

August 24, 2023

Estimated Completion Date

January 15, 2025

Three years from the release of funds (July 2024) funds may be rescinded automatically; waivers may be sought.

Applicant Name

Harwich Conservation Trust

Organization

Harwich Conservation Trust

Mailing Address

P.O. Box 101, South Harwich, MA 02661

Phone

508-432-3997

Applicant Email

info@harwichconservationtrust.org

Project Manager

Michael Lach, Executive Director

Mailing Address

P.O. Box 101, South Harwich, MA 02661

Phone

508-432-3997

Project Manager Email

mike@harwichconservationtrust.org

Alternate Contact

Tom Evans, President, Board of Trustees

Mailing Address

90 Great Western Road, Harwich, MA 02645

Phone

508-432-5185

Alternate Email

thomas.m.evans@comcast.net

Please choose the correct category or categories for your project, below, according to the following definitions:

Open Space: This application is for the “acquisition, preservation, rehabilitation and/or preservation of open space”.

Historic: This application is for the “acquisition, preservation, rehabilitation and/or restoration of historic resources”. Please provide the date on which the HDHC reviewed and endorsed this application.

Community Housing: This application is for the “acquisition, creation, preservation and/or support of community housing”.

Recreation: This application is for the “acquisition, creation, preservation, rehabilitation and/or restoration of land for recreational use”.

Please refer to the Informational Packet linked to at the start of the application process for detailed explanation of the CPA funding Categories.

CPA Category

Open Space

How does this project fit into Harwich’s Local Comprehensive Plan and/or other Plan?

Preservation of this property is consistent with the following town and regional open space planning goals and objectives:

Town of Harwich 2017 Open Space and Recreation Plan

- Page 64, Goal VI: Preserve and enhance the following natural resources: Groundwater and Surface Water; Coastal Water and adjacent Shoreline Areas; Inland and Coastal Wetlands; and Wildlife and Plant Habitats
- Page 64, Objective 1. Maintain the overall quality and quantity of Harwich's ground water to ensure a sustainable supply of high quality, minimally treated drinking water.
- Page 65, Objective 2. Preserve and improve the ecological integrity of marine and fresh surface waters.
- Page 66, Objective 8. Preserve, protect and enhance the quality and quantity of inland and coastal wetlands in Harwich.
- Page 67, Objective 9. Continue to prevent the loss or degradation of critical wildlife and plant habitats, minimize the impact of new development on wildlife and plant habitats, and maintain existing populations and species diversity.

Barnstable County 2018 Regional Policy Plan

Goals organized around three systems, one of which is Natural Systems: water resources, wetland resources, wildlife and plant habitat, and open space. These goals serve "to protect and restore the quality and function of the region's natural environment that provides the clean water and healthy ecosystems upon which life depends" (Regional Policy Plan (RPP), 2018, pp. 60);

- Water Resources Goal: "to maintain a sustainable supply of high quality untreated drinking water and protect, preserve, or restore the ecological integrity of Cape Cod's fresh and marine surface water resources;"
- Wetland Resource Goal: "to protect, preserve, or restore the quality and natural values and functions of inland and coastal wetlands and their buffers;"
- Wildlife and Plant Habitat Goal: "to protect, preserve, or restore wildlife and plant habitat to maintain the region's natural diversity. And objectives include: to maintain existing plant and

wildlife populations and species diversity;"

- Open Space Goal: "to conserve, preserve, or enhance a network of open space that contributes to the region's natural and community resources and systems (RPP 2018)

How does this project benefit the citizens of Harwich? If appropriate, has the application sought public opinion or input? If not, why?

The following public opinion survey data is excerpted from Appendix G of the 2017 Town Open Space & Recreation Plan:

As part of the Town Planning Department's effort to update the Town Open Space & Recreation Plan, a public survey was conducted in 2015 with both hard copy and on-line versions available to the general public. A total of 379 survey responses were received with the large majority returned electronically.

70% of responses were from full-time residents, and 12% were from part-time residents. The latter was a considerable increase from 1.7% in the previous survey five years earlier. 17% of respondents identified themselves as visitors or "other".

85% of respondents said it is "very important" for the Town to continue to acquire and preserve open space and natural areas in Harwich. An additional 10% responded that it is "important". 5% responded that continued acquisition and preservation is "neutral" or "not important".

99% of respondents said it is "important" to acquire land for protection of groundwater, drinking water and watersheds and 96% of respondents said it is "important" to acquire wildlife habitat areas, such as woodland, wetlands and rare species habitat.

Please list other Commissions/Boards/Committees/Organizations that may have involvement, jurisdiction, partnering, and attach documentation of their review:

Real Estate and Open Space
Conservation Commission (will hold the Conservation Restriction)

Please list any documentation to be forthcoming and reason for delay.

The Conservation Restriction will be drafted and submitted to the Conservation Commission for approval as the project progresses.

PROJECT BUDGET: Attach a dated and detailed line item project budget estimate for your funding request. If the request involves a Town-owned asset, provide the project's projected operating expenses, including maintenance.

COST ESTIMATE: Attach a cost estimate or firm quote (if available) for this project.

\$ 150,000

LAND and/or BUILDING ACQUISITION PROJECTS: The following must also be submitted, as applicable:

- Surveys and/or plot plans for the property
- Appraisals and agreements (if not available then submit by December 1, 2023)
- Name of present owner and attach copy of deed conveying property unto present owner.
- Property address, Harwich Assessor's property identification (Map#, Parcel #).
- For proposed Open Space land purchases, be prepared to discuss public access with the Committee.

Please upload any additional application material here. Material must be in up to three (3) Portable Document Format (pdf) files, not to exceed 5MB each.

Any files exceeding 5MB must be submitted on a USB memory stick with hardcopy submission.

Upload file

45031September 14 2023 - 1245pm.pdf ^[2]

Upload file

45031September 14 2023 - 1245pm.pdf ^[3]

Upload file

45031September 14 2023 - 1245pm.pdf ^[4]

By signing below, the Applicant represents and warrants that all the information included is true and correct to the best of the signer's knowledge and belief. Further, the Applicant acknowledges in the event that the Community Preservation Committee agrees to grant funds to Applicant (and subject to Town Meeting approval), this application together with any Terms and Conditions shall constitute a binding agreement, between the Applicant and the Community Preservation Committee. Further, Applicant acknowledges and agrees to execute any additional grant agreements should the Community Preservation Committee so request.

ATTESTATION: I HEREBY ATTEST THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Submission Date September 14, 2023 - 12:43pm

Full Name Michael Lach

Title Executive Director

Signature: _____ **Date:** _____

Source URL: <https://www.harwich-ma.gov/node/330511/submission/45031>

Links

[1] <https://www.harwich-ma.gov/community-preservation-committee/webforms/2023-community-preservation-act-project-funding-request> [2] <https://www.harwich-ma.gov/system/files/webform/45031September%2014%202023%20-%201245pm.pdf> [3] https://www.harwich-ma.gov/system/files/webform/45031September%2014%202023%20-%201245pm_2.pdf [4] https://www.harwich-ma.gov/system/files/webform/45031September%2014%202023%20-%201245pm_0.pdf

RED RIVER VALLEY LAND AND WATER PROTECTION PROJECT
HARWICH CONSERVATION TRUST

PROJECT BUDGET

EXPENSES:

Negotiated purchase price	\$ 400,000
Land Stewardship (signage, surveying)	\$ 2,500
Project management	\$ 6,000
Legal and closing costs	\$ 6,000
Appraisal	\$ 1,000
TOTAL Expenses	\$415,500

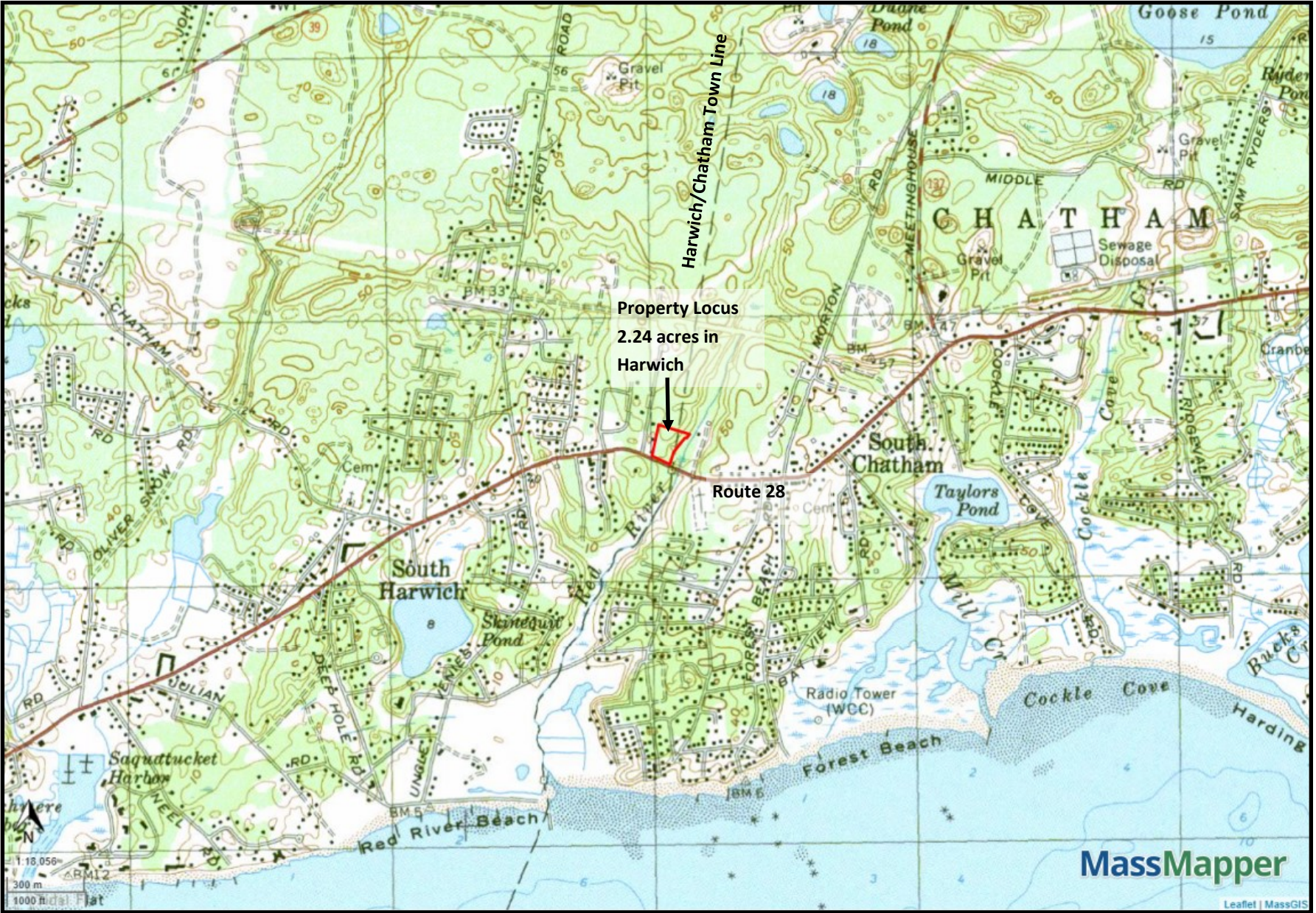
INCOME:

Town of Harwich CPA funds (Acquisition of CR interest)	\$150,000
HCT Fundraising	\$265,500
TOTAL Income:	\$415,500

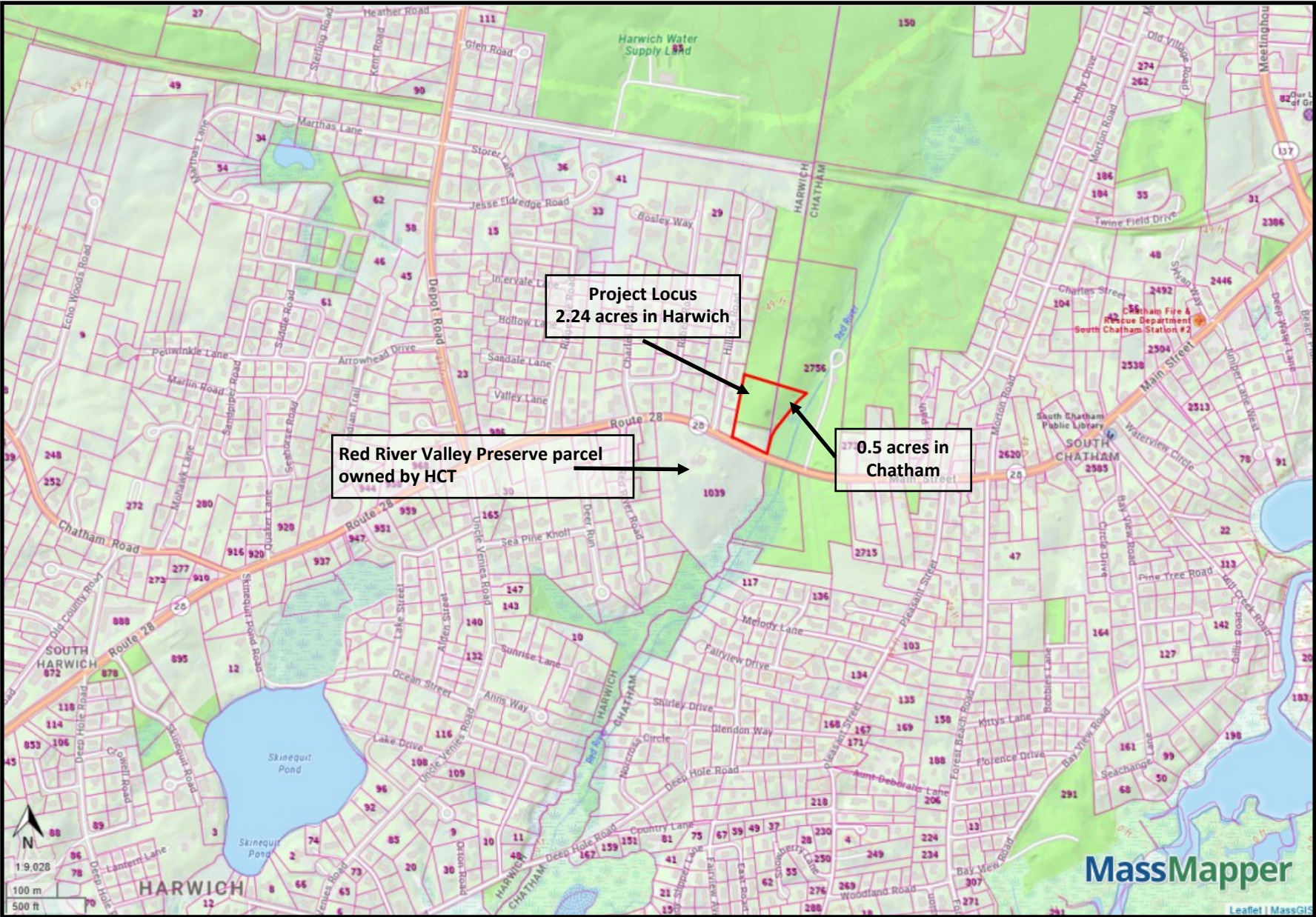
PROJECT TIMELINE:

2018-2023	HCT in communication with family and family representatives
Aug. 2023	The Compact pre-acquires the 2.74-acre Baker property on HCT's behalf
Sept 2023	HCT fundraising
Oct 2023	CPA application submitted for acquisition of a conservation restriction (CR) by the Town of Harwich Conservation Commission
Nov 2023	CR drafted and submitted to State for approval
May 2024	Town Meeting vote for approval of CPA funds
July 2024	HCT consider applying for State Conservation Partnership grant
Nov. 2024	If no state grant, then The Compact transfers title to HCT, CR recorded/CPA funds transferred to HCT
June 2025	If state grant applied for in July 2024, then HCT would know by Dec. 2024 if approved. The Compact transfers title to HCT by June 2025, CR recorded/CPA funds transferred to HCT

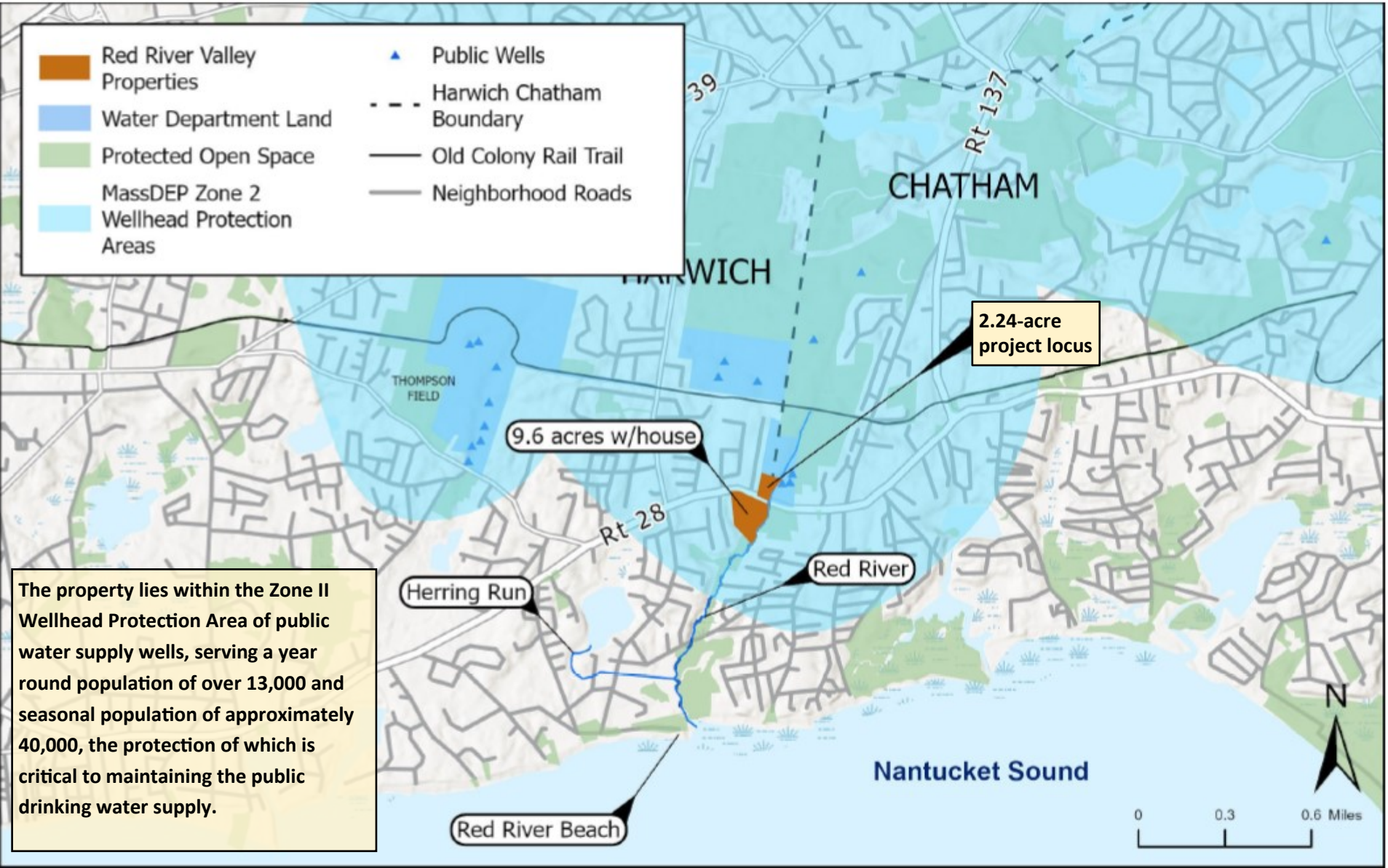
USGS TOPOGRAPHICAL MAP



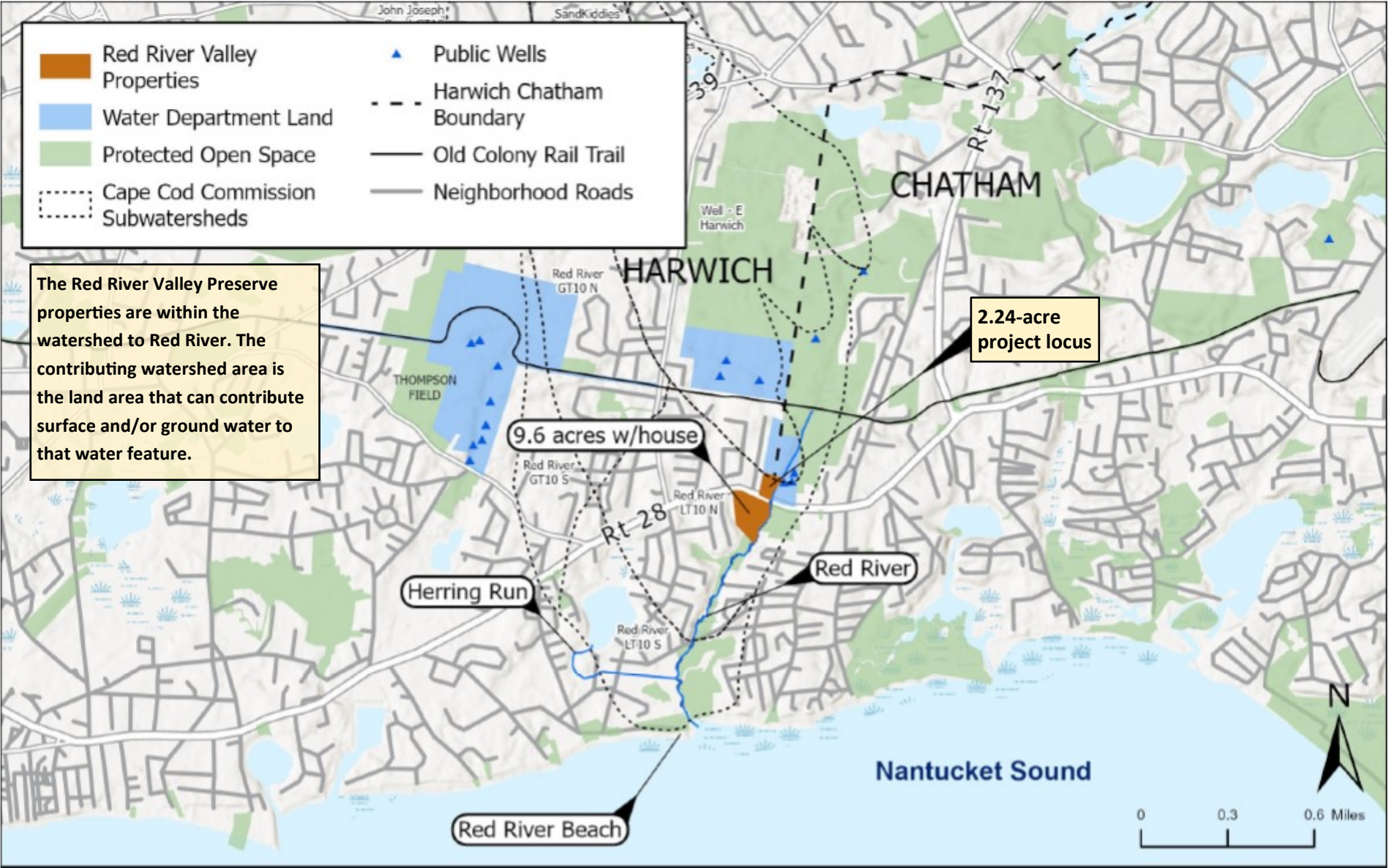
ROAD LAYOUT MAP



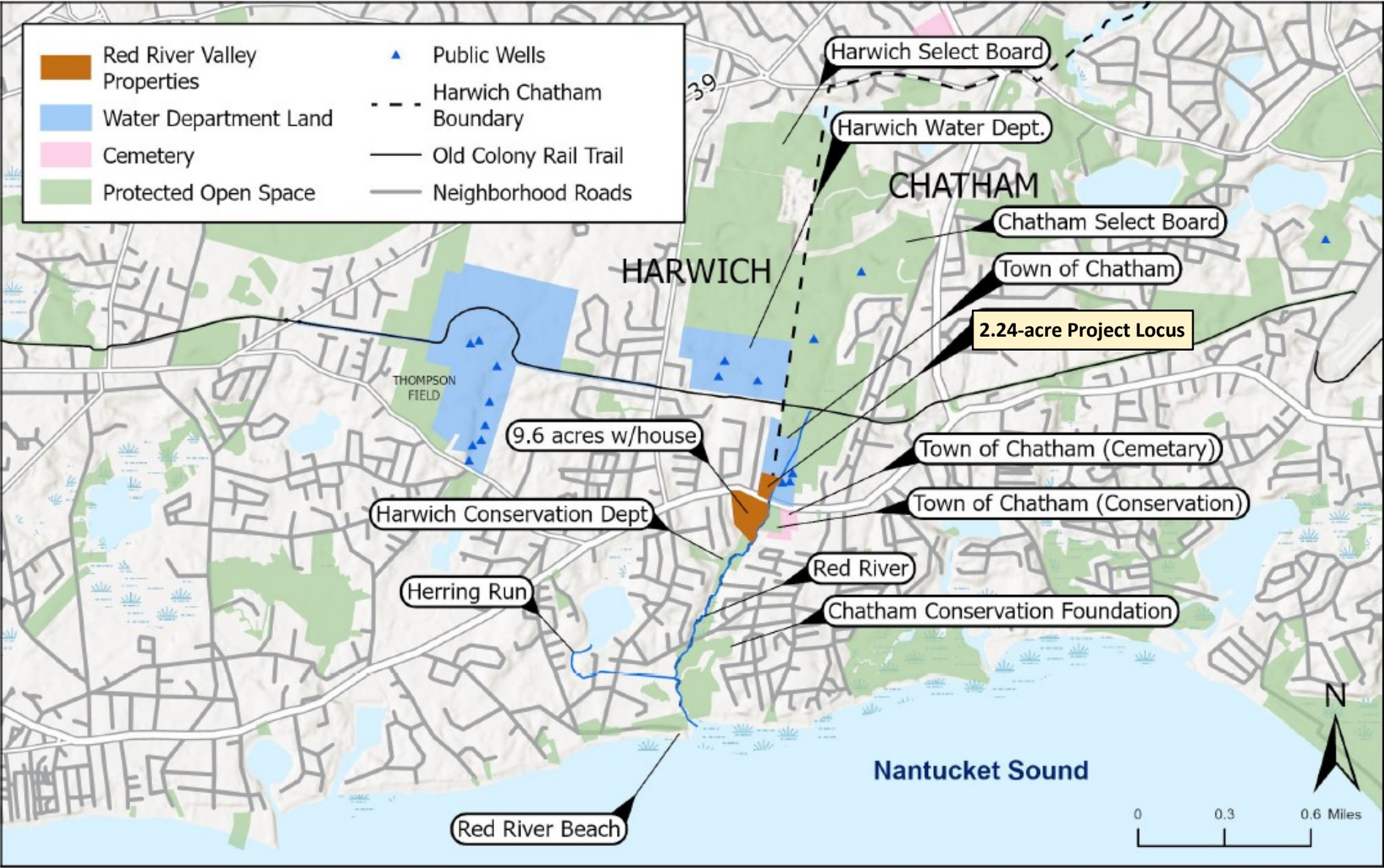
ZONE II WELLHEAD PROTECTION AREA



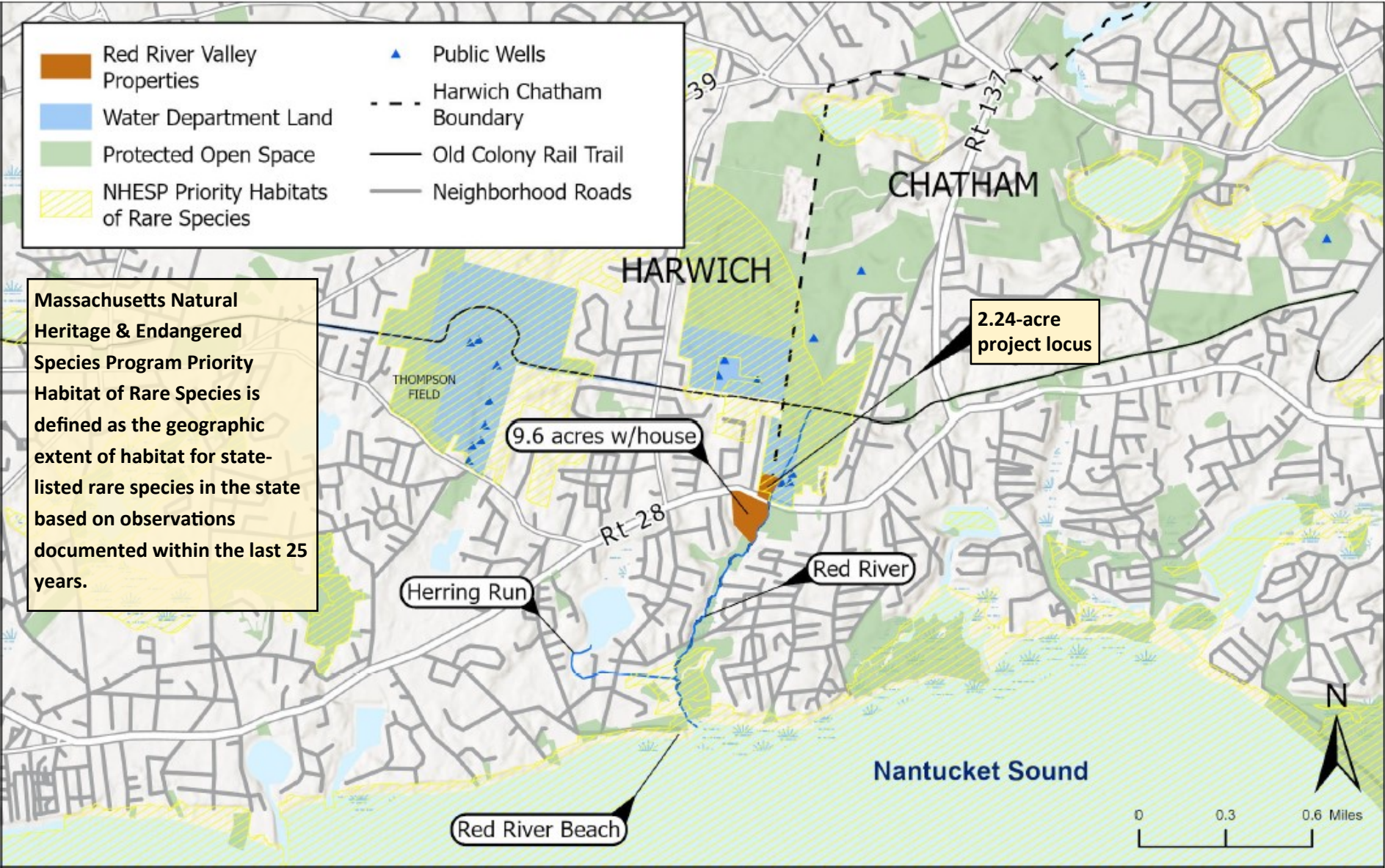
RED RIVER WATERSHED



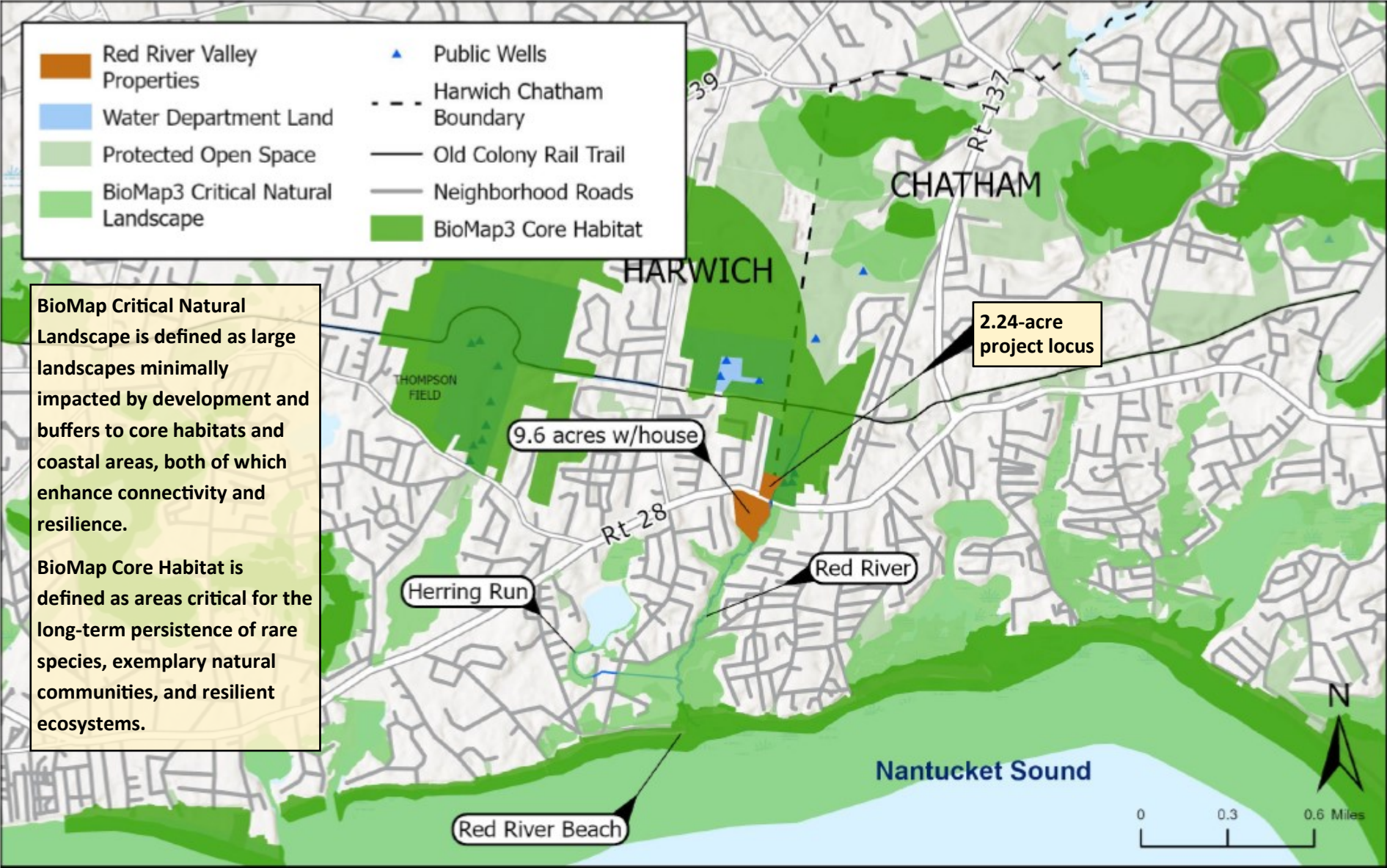
SURROUNDING PROTECTED OPEN SPACE



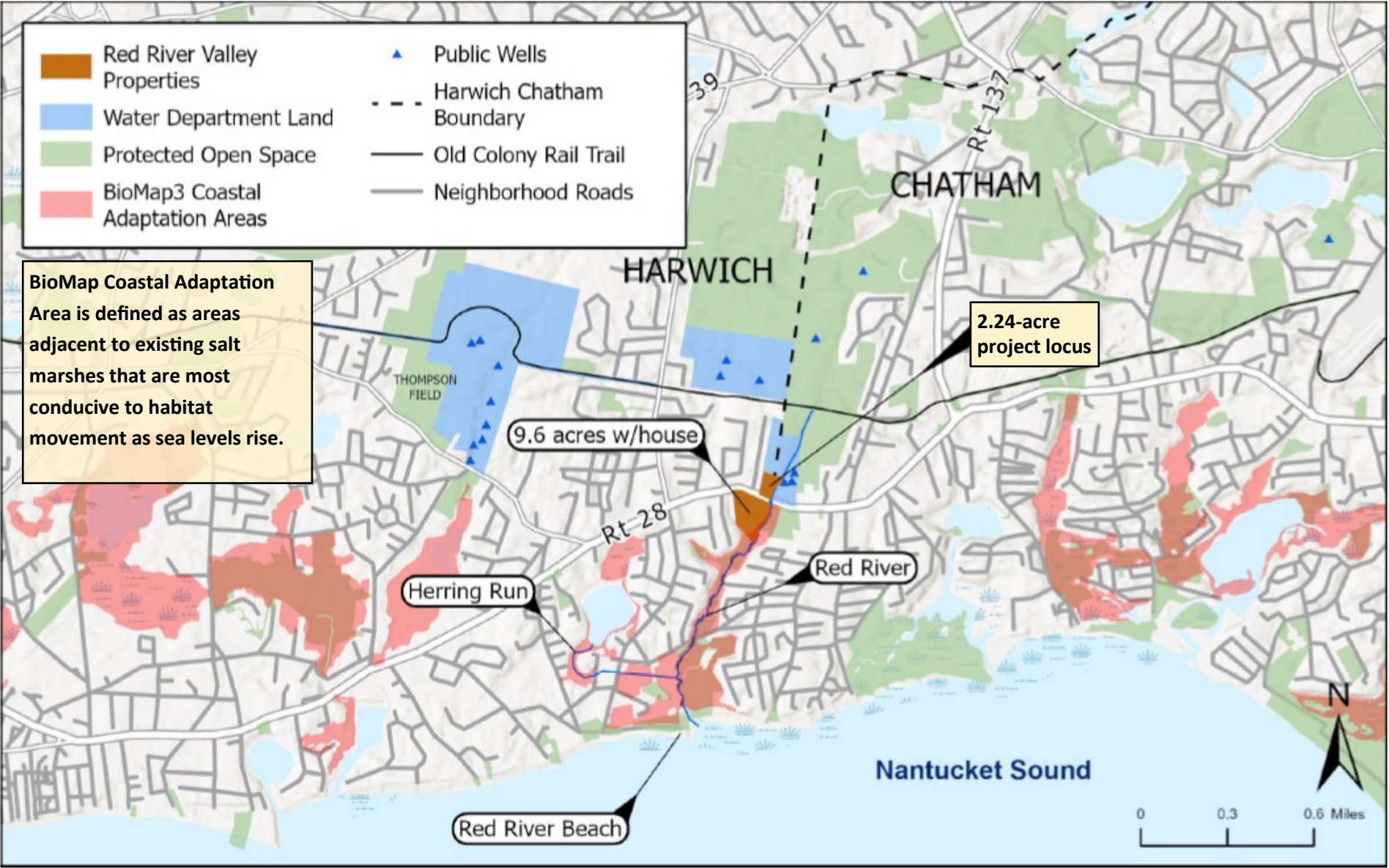
NHESP PRIORITY HABITAT



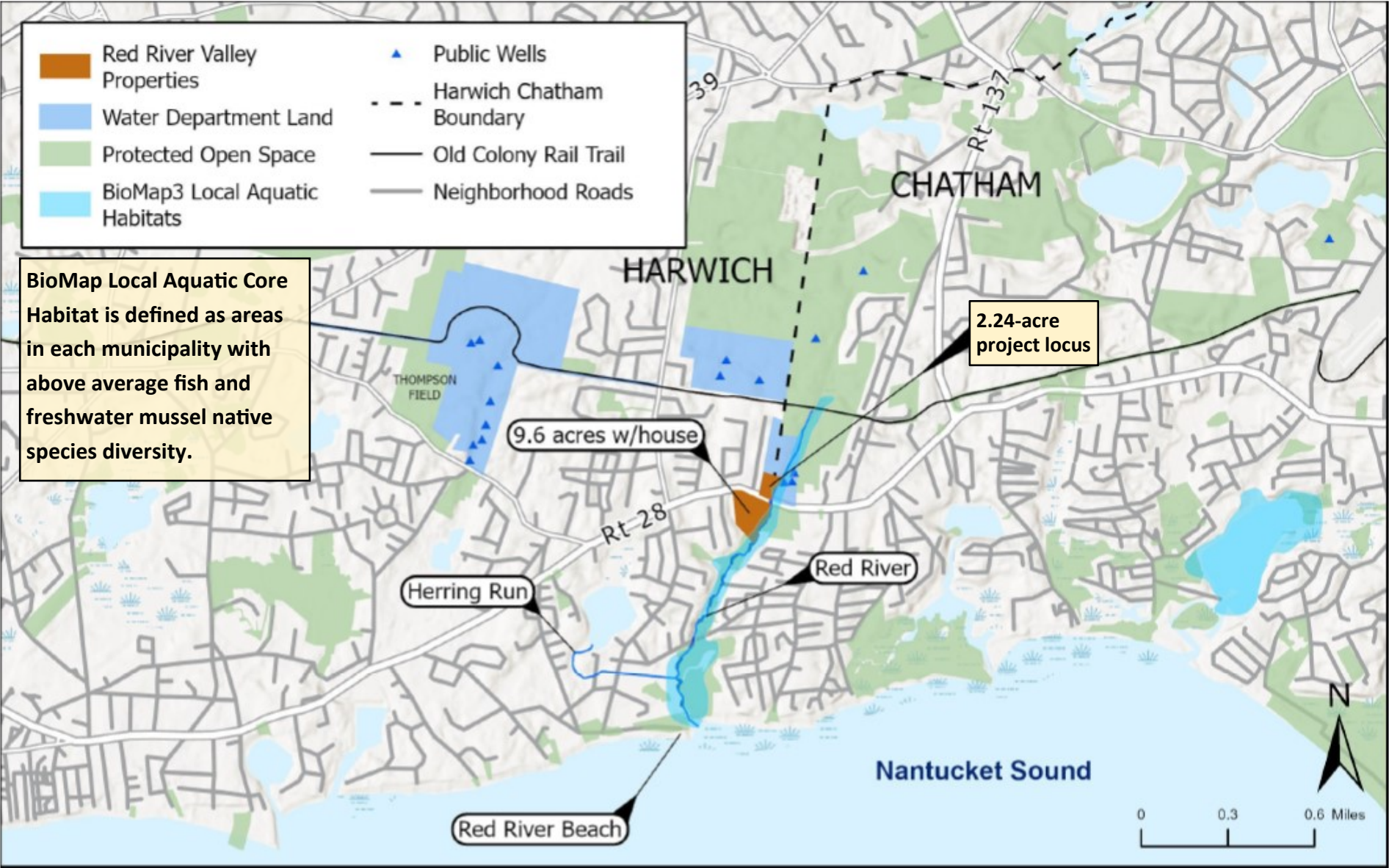
BIOMAP CORE HABITAT & CRITICAL NATURAL LANDSCAPE



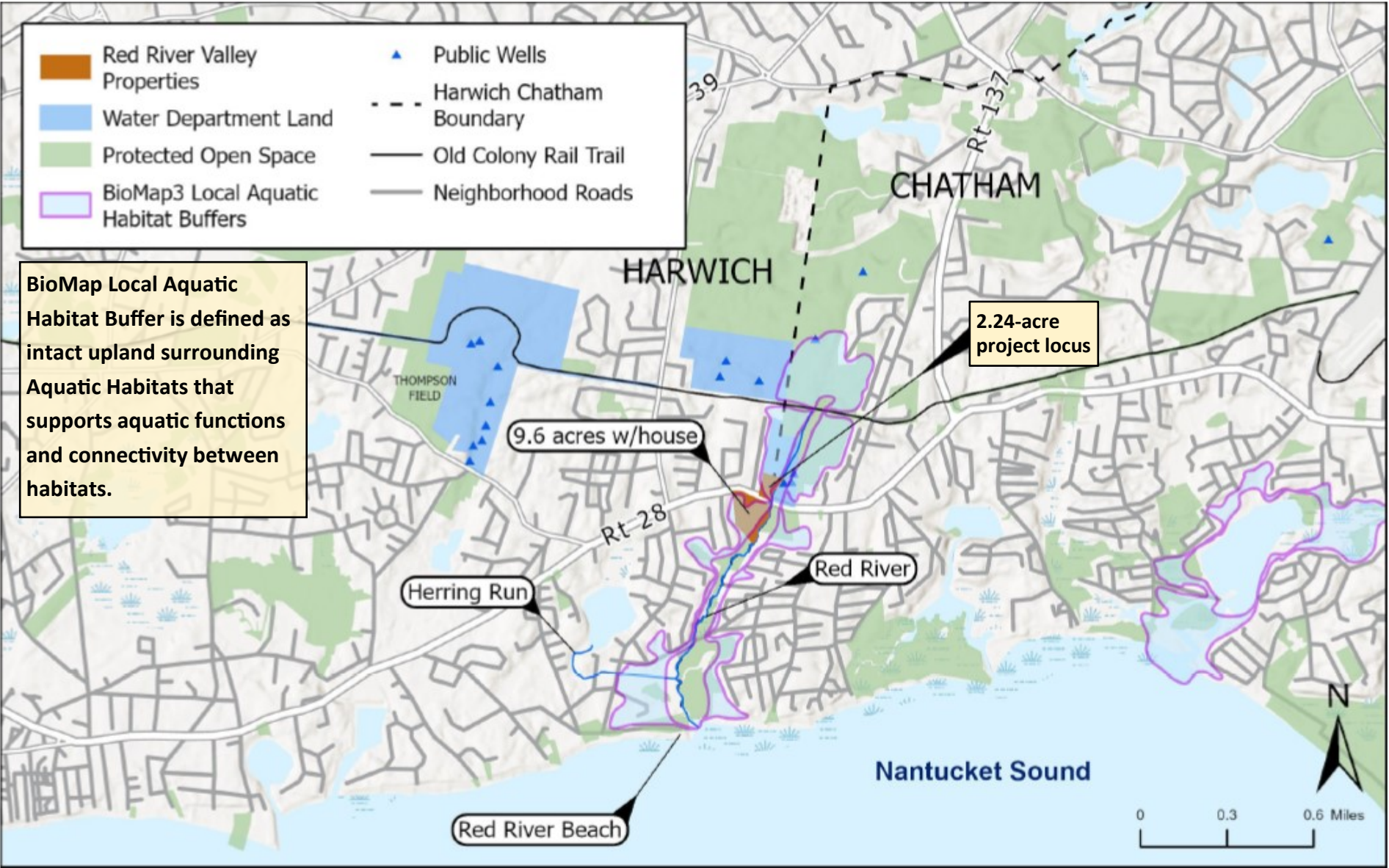
BIOMAP COASTAL ADAPTATION AREA



BIOMAP LOCAL AQUATIC CORE HABITAT



BIOMAP LOCAL AQUATIC CORE HABITAT BUFFER



Hillside Road
Plan Book 229, Page 41

3
Donald J. & Gloria J. Ciappinelli
Deed Book 9916, Page 167
Lot #3 Plan Book 229, Page 41
#11 Hillside Road

2
Edward Copeland Jr. & Marjorie P. Copeland
Deed Book 8599, Page 153
Lot #2 Plan Book 229, Page 41
#7 Hillside Road

1
Paul G. & Deborah L. Donovan
Deed Book 4856, Page 12
Plan Book 209, Page 117
#1042 Route 28

Town of Chatham
Deed Book 4810, Page 346
Parcel 2
Harwich Assessors Map 35, Parcel E3
(Formerly George Emery
Deed Book 161, Page 398 to Page 400
"Lot No.3 to George N. Emery")

The Heirs of Mercelia Kelley
Deed Book 245, Page 421, 1st Parcel

Total Lot Area
119,310±S.F.
2.74 Acres
Area in Harwich =
97,760±S.F. / 2.24 Acres
Area in Chatham =
21,550± S.F. / 0.50 Acres

Chatham Water Dept.
Fences and buildings

For Registry Use Only

1) I hereby certify that this plan conforms to the rules and regulations of the Registry of Deeds effective Jan 1, 1976 and amended Jan. 7th, 1988, and;

2) I further certify that the property lines shown on this plan are the lines dividing existing ownership's and the lines of the streets and ways already established, and that no new lines for division of existing ownership or for new ways are shown.

Donald T. Poole P.L.S. 32662

Date

Plan Book 223, Page 41

DRAFT

Plan of Land
Route 28, Harwich and Chatham, MA
prepared for

The Heirs of Mercelia Kelley
Deed Book 245, Page 421, 1st Parcel
Aug. 13, 2013 Scale 1"=40'
ols#457-01



Route 28, 1927 Alteration
Variable Width Public Way

L=196.36' R=860.00'

Concrete Bound

QUITCLAIM DEED

We, **ROBERT H. HUMPREY**, Personal Representative of the Estate of Pamela Tuttle Humphrey a/k/a Pamela T. Humphrey, under the power of sale contained in the will of Pamela T. Humphrey, filed with the Plymouth Probate and Family Court in Docket No. PL20P1013EA, and **JEFFREY T. HUMPHREY, JESSICA SISCO, JANE E. POWERS, ANN B. PRALL, GORDON F. BAKER, ROBERT CLARK BAKER and ROBERT C. BAKER**, Trustee of the **RCB FAMILY TRUST** u/d/t dated May 30, 2019, see Trust abstract recorded with the Barnstable County Registry of Deeds in Book 32071, Page 347(the "Trust")

For consideration paid in the full amount of Four Hundred Thousand and 00/100 dollars (\$400,000.00)

Grant to **THE COMPACT OF CAPE COD CONSERVATION TRUSTS, INC.**, a Massachusetts Charitable Corporation, of which is in good standing with the Commonwealth of Massachusetts as evidenced by the Certificate of Good Standing recorded in Book 35873, Page 14 with a principal place of business at 36 Red Top Road, Brewster, MA 02631 and a mailing address of P.O. Box 443, Barnstable, MA 02630

With QUITCLAIM COVENANTS

That certain parcel of vacant land located on the northerly side of Route 28 and lying partially in the Town of Harwich and partially in the Town of Chatham and shown as "The Heirs of Mercelia Kelley" and containing 2.74 acres of land on the plan entitled "Plan of Land Route 28, Harwich and Chatham, MA prepared for The Heirs of Mercelia Kelley Deed Book 245, Page 421, 1st Parcel Aug. 13, 2013 Scale 1"=40'" which said plan is filed with said Deeds in Plan Book 655, Page 90.

The premises is conveyed subject to and with the benefit of all rights, rights of way, easements, restrictions and reservations of record insofar as the same are in full force and effect.

The above-described real property is vacant land and does not constitute the homestead of any party or individual.

For title see probates of the estates of Mercelia E. Kelley, Barnstable Probate Case No. 25091, of Cyrus A. Baker, Barnstable Probate Case No. 03P0718EP1, of Harriet E. Tuttle, Barnstable Probate Case No. BA99P1589EP1 and of PAMELA TUTTLE HUMPHREY A/K/A PAMELA T.

HUMPHREY, Plymouth Probate Case No. PL20P1013EA, deed to Robert Clark Baker and Gordon F. Baker recorded with said Deeds in Book 29786, Page 12 and deed to Robert C. Baker, Trustee of the RCB Family Trust recorded with said Deeds in Book 32072, Page 1.

I, Robert C. Baker, Trustee of the RCB Family Trust hereby certify under the pains and penalties of perjury that:

I am the current trustee of the Trust and have full power and authority to execute, acknowledge and deliver the within deed for the consideration set forth above; and

The Trust is in full force and effect and has not been modified or amended.

All beneficiaries are competent and the current Trustee is of 18 years of age or older and of sound mind.

I am fully authorized and competent to conduct the herein transaction pursuant to the terms of the Trust and authorized to sell the property known as 0 Route 28, Harwich & Chatham, MA for consideration paid in the amount of \$400,000.00

Any party interested in title to the locus may rely on the continuing existence of the trust until the recording of a certificate or document establishing the termination of the trust.

Executed as a sealed instrument this 10 day of August, 2023

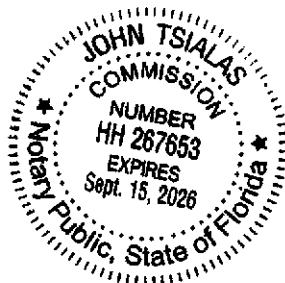
Jeffrey T. Humphrey
JEFFREY T. HUMPHREY

STATE OF Florida
County Miami Dade

Dade, ss:

On this 10 day of August, 2023, before me, the undersigned notary public, personally appeared JEFFREY T. HUMPHREY, as aforesaid, and proved to me through satisfactory evidence of identification, which was a ☒ driver's license, ☐ passport, or ☐ personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Florida Driver's License
HS16-438-68-214-0



John Tsialas
_____, Notary Public

My commission expires: Sept 15, 2026

Executed as a sealed instrument this 10 day of August, 2023

Jessica Sisco
JESSICA SISCO

STATE OF Connecticut

New London, ss: Norwich

On this 10 day of August, 2023, before me, the undersigned notary public, personally appeared JESSICA SISCO, as aforesaid, and proved to me through satisfactory evidence of identification, which was a ☒ driver's license, ☐ passport, or ☐ personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Alyssa Rose LeBlanc
, Notary Public

My commission expires: March 31 2028

ALYSSA ROSE LEBLANC
NOTARY PUBLIC
My Commission Expires Mar. 31, 2028



Executed as a sealed instrument this 11th day of August, 2023

Jane E. Powers
JANE E. POWERS

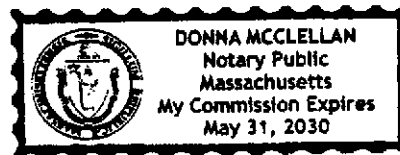
STATE OF Massachusetts

Barnstable, ss:

On this 11th day of August, 2023, before me, the undersigned notary public, personally appeared JANE E. POWERS, as aforesaid, and proved to me through satisfactory evidence of identification, which was a ☒ driver's license, ☐ passport, or ☐ personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Donna McClellan
, Notary Public

My commission expires: _____



Executed as a sealed instrument this 11 day of August, 2023

Ann B. Prall
ANN B. PRALL

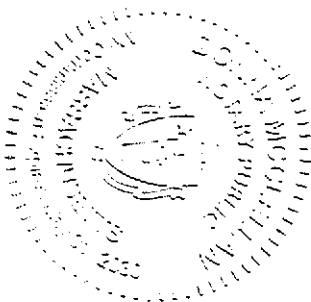
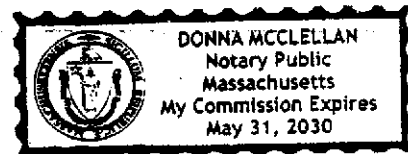
STATE OF Massachusetts

Barnstable, ss:

On this 11 day of August, 2023, before me, the undersigned notary public, personally appeared ANN B. PRALL, as aforesaid, and proved to me through satisfactory evidence of identification, which was a ☒ driver's license, ☐ passport, or ☐ personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Donna McClellan
Notary Public

My commission expires: _____



Executed as a sealed instrument this 12 day of August, 2023

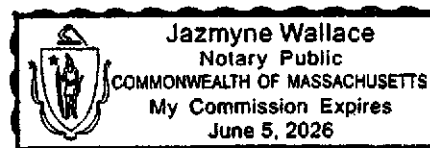
Gordon F. Baker
GORDON F. BAKER

STATE OF Massachusetts

Barnstable, ss:

On this 12 day of August, 2023, before me, the undersigned notary public, personally appeared GORDON F. BAKER, as aforesaid, and proved to me through satisfactory evidence of identification, which was a ☒ driver's license, ☐ passport, or ☐ personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Jazmyne Wallace
Jazmyne Wallace, Notary Public
My commission expires: June 5, 2026



Executed as a sealed instrument this 12th day of August, 2023

Robert C Baker Trustee
ROBERT C. BAKER, Trustee

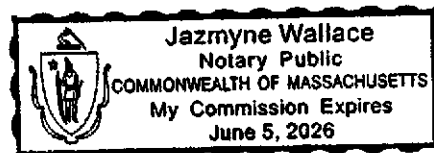
STATE OF Massachusetts

Barnstable, ss:

On this 12 day of August, 2023, before me, the undersigned notary public, personally appeared ROBERT C. BAKER, Trustee, as aforesaid, and proved to me through satisfactory evidence of identification, which was a ☒ driver's license, ☐ passport, or ☐ personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Jazmyne Wallace
Jazmyne Wallace, Notary Public

My commission expires: June 5, 2026



Executed as a sealed instrument this 11 day of August, 2023

Robert H Humphrey
ROBERT H. HUMPHREY, Personal Representative
of the Estate of Pamela Tuttle Humphrey a/k/a
Pamela T. Humphrey

STATE OF MASSACHUSETTS

Plymouth, ss:

On this 11 day of August, 2023, before me, the undersigned notary public, personally appeared ROBERT H. HUMPHREY, Personal Representative as aforesaid, and proved to me through satisfactory evidence of identification, which was a ☐ driver's license, ☐ passport, or ☒ personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Bruce E Rocha
, Notary Public

My commission expires: APRIL 3 2026

Executed as a sealed instrument this 12th day of August, 2023

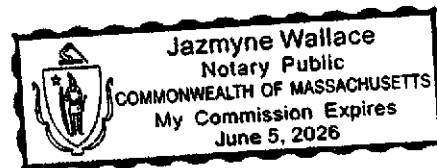
Robert Clark Baker
ROBERT CLARK BAKER

STATE OF Massachusetts

Barnstable, ss:

On this 12 day of August, 2023, before me, the undersigned notary public, personally appeared ROBERT CLARK BAKER, and proved to me through satisfactory evidence of identification, which was a ☒ driver's license, ☐ passport, or ☐ personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Jazmyne Wallace
Jazmyne Wallace, Notary Public
My commission expires: June 5, 2026



Key: 19051

Town of HARWICH - Fiscal Year 2023

12/21/2022

7:21 pm

SEQ #: 11,250

[illegible]

Town of Harwich
Real Estate & Open Space Committee
Letter of Support

To: Community Preservation Committee
From: Real Estate & Open Space Committee
Date: 9/1/23

The REOS Committee met on two occasions - 7/21/23 and 8/18/23 to discuss two projects brought forth by the Harwich Conservation Trust.

RED RIVER VALLEY PRESERVE (NORTH) PROJECT: Preserving 2.24 acres of land located within a Zone 2 water supply recharge area for Town of Harwich wells. Part of a 2.74 acre parcel that includes 0.5 acre in Chatham. Total purchase price 400K. HCT is asking for CPA funding in the amount of **150K in support of this purchase** - the Town of Harwich would hold a permanent Conservation Restriction on the 2.24 acres located in Harwich to be held by the Conservation Commission of Harwich. Key objectives include: Completion and protection of an overall 475 acre north-south wildlife habitat/water resource protection corridor, protection of the public drinking water supply, protection of the Red River as it flows towards Nantucket Sound, protection of the Herring Run, protection of state-designated BioMap Critical Natural Landscape & Core Habitat, protection of state-designated Priority Habitat of Rare Species, protection from commercial development, and protection of scenic views.

NORTH WOODS & WATER SUPPLY PROTECTION PROJECT: Preserving 7 acres of land located within a Zone 2 water supply recharge area for a Town of Harwich well. Part of a 10.29 acre parcel that includes 3.29 acres located in Brewster. Total purchase price is 300K - with HCT contributing 200K towards the 7 acres and Brewster Conservation Trust contributing 100K towards the 3.29 acres. HCT is asking for CPA funding in the amount of **100k in support of this purchase** - the Town of Harwich would hold a permanent Conservation Restriction on the 7 acres located in Harwich to be held by the Conservation Commission. Key objectives include: Protection of connected open space, protection of the public drinking water supply, protect Biodiversity and Wildlife habitat, protect local landscape value , and protect prime forest land. The Town of Harwich Water Department supported the protection of this parcel.

The REOS committee feels very strongly that supporting these two projects is in the best interest of the Town of Harwich community. If we are asked to prioritize these projects then we would prioritize the Red River project over the North Woods project.

Elaine Shovlin, Chair and Kathy Green, Vice-Chair REOS Committee

Handwritten signatures of Elaine Shovlin and Kathy Green.



732 Main Street
Harwich, MA 02645
CONSERVATION COMMISSION

CONSERVATION COMMISSION

(508)-430-7538 FAX (508)430-7531

September 12, 2023

To: The Community Preservation Committee

From: Amy Usowski, Conservation Administrator

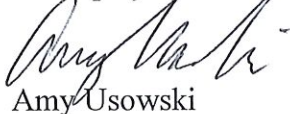
RE: Community Preservation Act Application for the Red River Valley (North) Project

To the Members of the Community Preservation Committee,

The Harwich Conservation Commission voted in favor of supporting the Harwich Conservation Trust's Preservation Act application for \$150,000 in Open Space funds for the purchase of a Conservation Restriction (CR) on a 2.24 acre piece of land along Route 28 at the Harwich/Chatham Town line, that is part of a total acquisition of 2.74 acres of land, at their meeting on September 6, 2023, with a vote of 4 in favor and 2 abstentions.

This piece of land is within a Zone II Wellhead Protection Area, and is in a state-designated BioMap Rare Species Core Habitat Area. The eastern border is the upper reaches of the Red River, which is fresh water at this location but turns brackish then into a saltwater estuary to the south before entering into Nantucket Sound. Acquisition of this parcel will help protect the water quality of the Red River going forward.

We hope you look favorably upon this application.



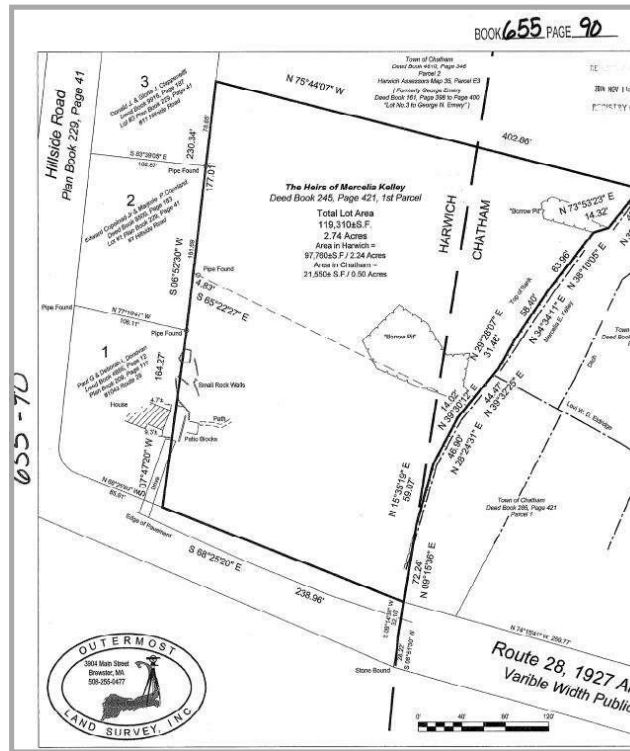
Amy Usowski

Conservation Administrator

Written on behalf of the Conservation Commission

APPRAISAL REPORT

Vacant Land - Split Zoning District



LOCATED AT

0 Route 28
East Harwich, MA 02645
Barnstable County Registry of Deeds Book 32072 Page 1

FOR

Michael Lach, Executive Director
Harwich Conservation Trust
PO Box 101
S Harwich, MA 02661

OPINION OF VALUE

\$415,000

AS OF

8/12/2023

BY

Heather J. Ross, MRA, SRA, RA
Cape Cod & Islands Appraisal Group, LLP
P.O. Box 545
Barnstable, MA 02630
(508) 362-9050
heather@capecodappraisal.com
www.capecodappraisal.com

CAPE COD & ISLANDS APPRAISAL GROUP LLP

Heather J. Ross, MRA, SRA, RA
MA Cert Gen RE Appr Lic #1434



info@capecodappraisal.com
www.capecodappraisal.com

Jacob C. Ross, SRA
MA Cert Res RE Appr Lic #70585



P.O. Box 545, Barnstable, MA 02630
Barnstable 508-362-9050 ~ Fax 508-375-0154



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09/13/2023

Michael Lach, Executive Director
Harwich Conservation Trust
PO Box 101
S Harwich, MA 02661

Re: Property: 0 Route 28
East Harwich, MA 02645
Client: Michael Lach, Executive Director, Harwich Conservation Trust
File No.: AG080202L23

Opinion of Value: \$ 415,000
Effective Date: 8/12/2023

In accordance with your authorization, I prepared an appraisal report of the above referenced property to provide an opinion of the "as is" fair market value of the fee simple interest in the subject real estate, as of a current date. The attached real estate appraisal report is prepared in compliance with the development & reporting requirements of Standards 1 & 2 of USPAP 2020-2021 Edition, extended to 2023, qualified appraisal standards, Commonwealth of MA Conservation Partnership Grant Program guidelines, and all applicable laws, regulations & guidelines (where applicable).

The intended use of the appraisal is to assist Michael Lach, Executive Director, of the Harwich Conservation Trust (client) in an application for a grant under the Commonwealth of MA Conservation Partnership Grant Program and to apply for Town of Harwich Community Preservation Act open space funds. The intended users are the client, The Compact of Cape Cod Conservation Trusts, Inc., the Division of Conservation Services of the Commonwealth of MA Executive Office of Energy & Environment Affairs and its agents. Use of the report by others or for any other purpose is not intended. The scope of work included a physical inspection of the subject property and neighborhood, & development of a sales comparison approach analysis. The interest appraised is in fee simple, including all of the owner's marketable rights and interests in the subject property, as if free & clear of debt. The term "owner's rights & interests" refers to all of the rights & interests that could be sold on the open market.

The attached appraisal report includes photographs of the subject property & related exhibits. This letter serves as introduction to the report. The opinion of value contained in this letter is invalid without the entire report attached. Thank you for opportunity to be of service. Do not hesitate to contact us should you require additional assistance.

Sincerely,

Heather J. Ross, MRA, SRA, RA
License or Certification #: MACG #1434
State: MA Expires: 11/26/2023
heather@capecodappraisal.com

APPRAISAL REPORT

File No.: AG080202L23

SUBJECT	Property Address: 0 Route 28		City: East Harwich		State: MA		Zip Code: 02645																																																																																															
	County: Barnstable		Legal Description: Barnstable County Registry of Deeds Book 32072 Page 1																																																																																																			
	Assessor's Parcel #: Harwich Map 35 Pcl E5/Chatham Map 2D Ptn Pcl 1A-6		Tax Year: 2023		R.E. Taxes: \$ 235.72		Special Assessments: \$ 70.72																																																																																															
	Market Area Name: E Harwich/Rte 28/ W Chatham		Map Reference: 12700		Census Tract: 0112.00																																																																																																	
ASSIGNMENT	Current Owner of Record: Robert C Baker, TR		Borrower (if applicable): N/Ap																																																																																																			
	Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe)		HOA: \$ N/Ap <input type="checkbox"/> per year <input type="checkbox"/> per month																																																																																																			
	Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Not habitable																																																																																																			
	If Yes, give a brief description: State usage code: 130 - Single family residential. The land is in Harwich and Chatham & falls in two zoning districts: CH1-Commercial and R-R Residential.		The area at road front is commercial. The Chatham portion of the lot is not separately assessed and taxed by the town as the town mapping system shows the .5 acres as a portion of a Town of Chatham watershed parcel. It abuts a FEMA flood zone.																																																																																																			
MARKET AREA DESCRIPTION	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)																																																																																																					
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective																																																																																																					
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)																																																																																																					
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MARKET AREA DESCRIPTION	<p>Market Area Comments: Harwich is a resort-residential community, appealing to both year-round & 2nd home buyers. The subject parcel is located on Route 28, in East Harwich at the Chatham town line. Route 28 is a heavily traveled west/east local highway providing access to area communities. Development here are a compatible mix of limited business, hospitality, and service uses intermixed with average to good quality single family ranch & Cape style homes, mostly built in the 1970s & 1980s. Abutters include conventional residential subdivisions & town ground water protection land. Pre-existing mixed use commercial & hospitality properties uses "dot" Rte 28 but are not common in the immediate area. The neighborhood boundaries are: Rte 39 - North; Rte 137 - East; Rte 28 - South & Depot Rd - West. The greater neighborhood to the south are established saltwater proximate residential subdivisions. The Red River traverses the neighborhood in a north/south direction & empties into Nantucket Sound at Red River Beach. The subject property effectively abuts this estuary. Rte 28 is developed with limited commercial, retail, service & business uses. Recreational amenities in Harwich include ocean beaches on Nantucket Sound (Atlantic Ocean), several deepwater harbors & marinas, freshwater ponds, golf courses, bike path, public parks & conservation areas. Commercial development & shopping needs are concentrated along Rtes 137, 124, 39 & 28. The quaint village center areas dating back to the late 1700s are located on Routes 28 & 39.</p> <p>Market Study: Banker & Tradesman reports the median sale price of all single-family home types in Harwich increased from \$480,500 in 2020, to \$575,050 in 2021, & to \$660,000 in 2022. Through July 2023, the median price was \$665,000, a 1% increase on a year to date basis as compared to 2022 & 15% over 2021. Sales volume decreased from 348 in 2020 to 282 in 2021, to 199 in 2022. Through July 2023, there have been 97 sales, down about 11% from 110 sales YTD in 2022. Typical marketing times are 2-6 months for competitively priced, professionally marketed properties. Sellers are generally receiving about 95% of the asking price. The number of active listing & typical marketing times suggest supply & demand are not in balance; the demand continues to exceed the supply. This is the main cause of the low sales volume.</p> <p>Cape Cod & Islands MLS data indicate 18 residential building lots currently listed for sale across the communities of Harwich, Brewster, Barnstable, Chatham, Dennis, Orleans & Yarmouth in an asking/sale price range of \$200,000 to \$600,000; 44 median days on market; median asking price is \$399,000. For 2023 there have been 27 sales reflecting a median sale price of \$335,000 after 190 days on market. Typical marketing times are 4-6 months, for competitively priced, professionally marketed properties. Sellers are generally receiving 90% to 97% of the asking price. In 2022, 38 residential lots sold with an average price of \$326,000; w/a median marketing time of 30-120 days. Marketing times are shorter due to lack of supply of vacant lots and local builders are purchasing "out-parcels" for new home development. In most towns the majority of "prime" lots, or land for subdivision have been developed or put into conservation for open space & ground water protection; some towns are approaching "build-out". In aggregate, the data indicate residential land values in Harwich have increased. The number of vacant residential lot sales continues to decline due to lack of available inventory for sale. Currently, there is strong market demand for new homes.</p>																																																																																																					

APPRAISAL REPORT

File No.: AG080202L23

Dimensions:	See attached plan		Site Area:	2.74 Acres	
Zoning Classification:	CH1 Commercial and RR-Residential Rural		Description:	40,000 SF site/150' frontage minimum required. CH-1 Commercial Hwy	
Dist. Permitted uses: SF Res & w/accessory apt; res accessory w/or w/out bedrms, home occupation, municipal, church, educational use; medical clinic; offices/prof business; retail & repair service. Special Permit uses: Mixed use, 2-family, and ** Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Improvements					
Uses allowed under current zoning: ** other commercial uses less common to the area. See zoning in addendum. Height & Bulk regs: 2.5 stories, 30% max building coverage; 70% max coverage of total site; Harwich Wtr Recharge Area. Principal permitted use: Single family home. Split zoning: R-R Residential & CH-1 Commercial Hwy Dist. The lot is 2.24 Ac Harwich & .50 Ac Chatham. It is assumed the lot is buildable, has sufficient upland to support an on-site septic system. The plan shows two non-contiguous "borrow pit" areas w/in the parcel.					
Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No Ground Rent (if applicable) \$ _____ / _____					
Comments:					
Highest & Best Use as improved: <input type="checkbox"/> Present use, or <input checked="" type="checkbox"/> Other use (explain) The highest & best use is to be improved with a new single-family dwelling. The location is considered a 3rd tier commercial area where there is lack for demand for a commercial investment property. A mixed use commercial/residential requires a special permit.					
Actual Use as of Effective Date: Vacant residential land Use as appraised in this report: Vacant residential land; 130 MA State Code					
Summary of Highest & Best Use: The highest & best use of the property is to be improved with a single-family home (permitted use). The subject is currently classified as 130 "developable land"; located in a split zoning district. Permitted uses noted above. A residential use & accessory use are permitted. Commercial uses need a special permit; none are in place. The conceptual development plans shows the potential for development w/mixed uses under a special permit but no applications or permits issued. Therefore, the appraisal is made under a reliable permitted use or uses allowed as a matter of right. About 1 acre is in the CH1 zone at road front and 1.74 acres is residential at the rear of the lot.					
SITE DESCRIPTION	Utilities	Public	Other	Provider/Description	Off-site Improvements
	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EverSource/Available	Street Paved <input checked="" type="checkbox"/> <input type="checkbox"/>
	Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NationalGrid/Available	Width 30' +/-
	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Town/Available	Surface Asphalt
	Sanitary Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Title V required	Curb/Gutter Berms <input checked="" type="checkbox"/> <input type="checkbox"/>
	Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	At street	Sidewalk None <input type="checkbox"/> <input type="checkbox"/>
	Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Multiple/Available	Street Lights Pole <input checked="" type="checkbox"/> <input type="checkbox"/>
	Multimedia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Multiple/Available	Alley None <input type="checkbox"/> <input type="checkbox"/>
	Other site elements: <input type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input checked="" type="checkbox"/> Other (describe) Rte 28 connector road.				
	FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 25001C0616J FEMA Map Date 7/16/2014				
Site Comments: The vacant parcel is level to meandering wooded upland. The plans shows a lot size distribution of: 2.24 Ac Harwich & .50 Ac Chatham; TOTAL 2.74 Ac. It is assumed the lot is buildable, has sufficient upland to support an on-site septic system and access via Route 28. The plan shows two non-contiguous "borrow pit" areas within the parcel. The lot abuts water resource conservation land in both Harwich and Chatham, at the north and east. The land is on the northerly side of Route 28. Landscaping includes a natural habitat of indigenous, predominantly oak & pine woods with moderate to dense undergrowth. See attached bio maps.					
A septic system is required, common in the market area & has no adverse affect on value or marketability. Most towns, including Harwich and Chatham, have limited public sewer systems. Thus, groundwater protection is a primary environmental concern. The subject parcel would be a valuable contribution to local conservation land holdings for preservation of the natural habitat & protection of the drinking water supply. As noted, the lot abuts water resource land in both Harwich and Chatham.					

SALES COMPARISON APPROACH	FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
	Address	0 Route 28 East Harwich, MA 02645	Pcl 73 Tubman Rd Brewster, MA 02631		Pcl B-1 Oliver Snow Rd Harwich Port, MA 02646		1320 Orleans Rd East Harwich, MA 02645	
	Proximity to Subject		5.84 miles NW		0.94 miles W		1.68 miles NE	
	Sale Price	\$		\$ 360,000		\$ 435,000		\$ 345,000
	Price/ Acre	\$		\$ 218,181.82		\$ 478,021.98		\$ 375,000.00
	Data Source(s)	Inspection/Assessor	CC&I MLS#22204352; DOM 252		CC&I MLS#22202830; DOM 197		CC&I MLS#N/Ap; DOM Unknown	
	Verification Source(s)	Deed/Plan	Assessor/ Deed/ Warren Group		Assessor/ Deed/ Warren Group		Assessor/ Deed/ Warren Group	
	VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust
	Sales or Financing	N/Ap	None reported		No Broker's Commission		None reported	
	Concessions				+5%		Abstr/Extrtn Sale	
	Date of Sale/Time	DOV: 8/12/2023	06/13/2023	+3,600	04/28/2023	+8,700	03/30/2023	+8,625
	Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
	Location	Rte 28/Connector Rd	OffRte6A NghbrhdCnctrRd		N Rte 28/Connector Rd		Rte 39/Connector Rd	
	Site Area (in Acres)	2.74	1.65	+30,000	.91	+65,000	.92	+65,000
	View	Res/Wooded Upland	Res/Wooded Upland		Res/Wooded Upland		Res/Street	
Shape/Topography	Irregular/GenLevel	Rectangular/GenLevel		Irregular/GenLevel		Triangular/GenLevel		
Other	4+ Bedrooms	4 Bedrooms		4 Bedrooms		4 Bedrooms		
Legal - Seller/ Buyer	N/Ap	Gartside/ Folsom		Gorham/ Eastwrd Co		Mento Corp/ Nikolov		
Legal	N/Ap	BCRD Bk 35837/ Pg 49		BCRD Bk 35756/ Pg 91		BCRD Bk 35705/ Pg 201		
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 33,600	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -4,550	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 73,625	
Adjusted Sale Price (in \$)			\$ 393,600		\$ 430,450		\$ 418,625	

APPRAISAL REPORT


File No.: AG080202L23

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	0 Route 28 East Harwich, MA 02645	236 Tonset Rd Orleans, MA 02653					
Proximity to Subject		9.13 miles NE		8.77 miles W		1.74 miles NE	
Sale Price	\$		\$ 370,000		\$		\$
Price/ Acre	\$	\$ 268,115.94		\$		\$	
Data Source(s)	Inspection/Assessor	CC&I MLS#22104131; DOM 177					
Verification Source(s)	Deed/Plan	Assessor/ Deed/ Warren Group					
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust
Sales or Financing	N/Ap	None reported					
Concessions		Off Rd Interior Lot					
Date of Sale/Time	DOV: 8/12/2023	07/14/2022	+24,050				
Rights Appraised	Fee Simple	Fee Simple					
Location	Rte 28/Connector Rd	Neighbrhd Feeder Rd	-20,000				
Site Area (in Acres)	2.74	1.38	+35,000				
View	Res/Wooded Upland	Res/Wooded Upland					
Shape/Topography	Irregular/GenLevel	Panhandle/GenLevel					
Other	4+Bedrooms	6 Bedrooms					
Legal - Seller/ Buyer	N/Ap	Hunt/HappyJackHoldngs					
Legal	N/Ap	BCRD Bk 35246/ Pg 191					
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	39,050	<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$	
Adjusted Sale Price (in \$)		\$	409,050	\$		\$	
Summary of Sales Comparison Approach The primary value characteristics of the subject are the site size w/dense woods abutting conservation and groundwater protection land. The neighborhood is primarily residential and is a short drive to Red River beach; centrally located. Road frontage is on a well traveled connector road.							
MARKET CONDITIONS: Market data shows that the subject's market segment is increasing at .5%/month for vacant residential building lots.							
Comp 1 is located in Brewster on a neighborhood connector road off Rte 6A & Rte 124. The neighborhood is equivalent; no adjustment made. The lot size is smaller; adjusted upward.							
Comp 2 is located in Harwich Port, north of Route 28, on a neighborhood connector road. The neighborhood is superior due to the immediate proximity of salt water beaches and harbor amenities and superior housing stock reflecting higher underlying values to the land; adjusted downward. The lot size is smaller adjusted upward.							
Comp 3 is located in East Harwich on Rte 39, Orleans Rd. The location is equivalent; no adjustment. The smaller lot size is adjusted upward.							
Comp 4 is located in Orleans on a neighborhood feeder road. The location is superior due to proximity to saltwater amenities and the village center. A downward adjustment is applied. The lot size is smaller; adjusted upward.							
Line Item Adjustments: Location/Site/View adjustments are based on paired sales & regression analyses. The assumed bedroom capacity for each lot is comparable.							

SALES COMPARISON APPROACH

APPRAISAL REPORT

File No.: AG080202L23

SALES COMPARISON APPROACH	Summary of Sales Comparison Approach Reconciliation: Comp 1 was selected for the recent date of sale, similar location & slightly smaller lot size. Overall, the sale price reflects the lower-range of value after adjustment. Comp 2 was selected for the recent date of sale & a location in Harwich. It was dis-similar in the superior neighborhood and the smaller lot size. Overall, the adjusted sale price reflects the upper end of the value range. Comp 3 was selected for the Harwich location & the date of sale. The location is very similar. The lot size is smaller. Comp 3 is an extraction sale. The sale price used in the grid is the estimated value of the underlying land "as vacant". Extraction methodology deducts the depreciated value of the improvements from the sale price; the remainder is the value of the land only. Sale price: \$830,000 - \$485,000 (construction cost or value of improvements) = \$345,000 vacant land. Comp 3 is a new home therefore the indicated value to the land is strongly supported; the home was new with no depreciation. It is a recent sale with a comparable location. It was dis-similar in the smaller lot size. After adjustments, this sale reflected the middle of the value range. Comp 4 was selected to provide an additional sale of a lot over an acre. The sale is on a neighborhood feeder road in a superior location and has a smaller lot size. This comp reflected the mid-range of value after adjustment.	
	The comps bracketed the subject's primary value characteristics including location and utility. No sales were found which bracketed the upper-end of the site size. The opinion of value falls within the range indicated by the comparables before & after adjustments. The comparables selected are the most recent & similar sales available. All 4 sales were taken into consideration.	
TRANSFER HISTORY	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
	Data Source(s): Barnstable Registry of Deeds/Assessor	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: A 3 year sales history of the subject & a one year history of the comparable sales was researched & reported. Transaction deed for the subject is attached.
	Date: 08-17-2023 Price: \$400,000	
	Source(s): Registry/Assessor 2nd Prior Subject Sale/Transfer	
PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.	
	Legal Name of Project: Subject neighborhood is not a PUD.	
	Describe common elements and recreational facilities:	
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 415,000	
	Final Reconciliation The sales comparison approach is the only applicable approach to value & is given sole weight in the reconciliation. The opinion of value falls within the range indicated by the comparables before & after adjustments. The cost approach & income approach are not applicable to the appraisal of an individual vacant residential building lot & were not developed. Omission of these approaches does not limit the reliability of the opinion of value or diminish the credibility of the assignment results.	
	This appraisal is made <input checked="" type="checkbox"/> "as is", or <input type="checkbox"/> subject to the following conditions: Assumes buildability with a permitted residential use.	
	<input checked="" type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
	Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 415,000 , as of: 8/12/2023 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
ATTACH.	A true and complete copy of this report contains 38 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits:	
	<input checked="" type="checkbox"/> Subject Photos <input checked="" type="checkbox"/> Comparable Sale Photographs <input checked="" type="checkbox"/> Comparable Sales Map <input checked="" type="checkbox"/> Assessors Prop Record Card <input checked="" type="checkbox"/> Subject Maps <input checked="" type="checkbox"/> Legal <input checked="" type="checkbox"/> Site Plan <input checked="" type="checkbox"/> Assumptions/LimConditions <input checked="" type="checkbox"/> Certification <input checked="" type="checkbox"/> Addendum	
SIGNATURES	Client Contact: Michael Lach Client Name: Michael Lach, Executive Director	
	E-Mail: harwichconservationtrust.org Address: Harwich Conservation Trust, PO Box 101, S Harwich, MA 02661	
	APPRAISER	
		
	Appraiser Name: Heather J. Ross, MRA, SRA, RA	
	Company: Cape Cod & Islands Appraisal Group, LLP	
	Phone: (508) 362-9050 Fax: (508) 375-0154	
	E-Mail: heather@capecodappraisal.com	
	Date of Report (Signature): 09/13/2023	
	License or Certification #: MACG #1434 State: MA	
Designation: MRA, SRA, RA		
Expiration Date of License or Certification: 11/26/2023		
Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop)		
Date of Inspection: 08/12/2023		
SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)		
Supervisory or Co-Appraiser Name:		
Company:		
Phone: Fax:		
E-Mail:		
Date of Report (Signature):		
License or Certification #: State:		
Designation:		
Expiration Date of License or Certification:		
Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect		
Date of Inspection:		

Addendum

File No. AG080202L23

Client	Michael Lach, Executive Director				
Property Address	0 Route 28				
City	East Harwich	County	Barnstable	State	MA Zip Code 02645
Owner	Robert C Baker, TR				

SCOPE OF WORK

The scope of work is determined by the complexity of the appraisal assignment, the intended use, intended user(s) and the reporting requirements of USPAP. The opinion of value has been developed utilizing the included definition of fair market value, statement of assumptions and limiting conditions, and certifications of value. To develop the opinion of value, the appraiser(s) completed the appropriate research and analysis necessary to develop credible assignment results.

This appraisal report has been prepared to form an opinion of the "as is" fair market value of the fee simple interest to the title in the subject real estate. The opinion of value is based solely on the sales comparison approach. The cost and income approaches are not applicable to the appraisal of the subject property and were not developed. These approaches are not necessary to reach a reliable opinion of value or develop credible assignment results. Omission of the cost and income approaches, in this case, is not misleading.

The scope of work included: a physical inspection of the subject real estate; inspection of the subject neighborhood; locational competence in the Town and Barnstable County; competence in preparing this type of real estate appraisal based on prior experience; research for, verification of, and analysis of sufficient data from reliable public and private sources to allow for the development of supportable value conclusions; and reporting of the results of the analysis, opinions, and conclusions within this report.

Some specific sources of information include:

- Client
- Assessing Department (sales data and confirmation; property data)
- Town Planner
- Zoning By-Law
- DPW
- Local real estate agents
- FIRM Flood Maps
- *Cape Cod & Islands MLS*
- *Banker and Tradesman* publication
- Subject deed and plan

PERSONAL PROPERTY

No personal property or improvements are included in the analysis.

SPECIAL ASSESSMENTS

The town has a Community Preservation Act tax (CPA) of 3% of the real estate tax. All towns in Barnstable County have a CPA tax. This tax is common, expected in the market and has no adverse affect on value or marketability, and will continue indefinitely unless extinguished by Legislation.

SEPTIC

No municipal sewer is available in the neighborhood. Private on-site septic systems are required, common, expected in the market and have no adverse affect on value or marketability. It is assumed the subject site can support a Title V compliant septic system, required for development with a single-family home.

TITLE V REGULATIONS

Effective March 31, 1995, 310CMR15.000 "The State Environmental Code, Title V; Standard Requirements for the Siting, Construction, Repair, Replacement, and Maintenance of On-Site Sewage Treatment and Disposal Systems for the Transport and Disposal of Septage," went into effect.

Addendum

File No. AG080202L23

Client	Michael Lach, Executive Director				
Property Address	0 Route 28				
City	East Harwich	County	Barnstable	State	MA Zip Code 02645
Owner	Robert C Baker, TR				

ZONING COMPLIANCE

The subject lot exceeds the minimum size and road frontage required by zoning, and single-family homes are a principal permitted use in the zoning district. It is assumed a building permit for a single-family home could be obtained. This assumption is based on a review of zoning bylaw and documentation from the town. The appraiser is not an expert in zoning regulations or building code and makes no representations in this regard. No consideration given to special permit uses.

FLOOD ZONE

The subject site is not within a defined special flood hazard area. The flood zone location was confirmed by town flood zone maps. The appraiser has relied on this information; assumed to be correct.

DATE OF SALE

The date of sale noted for each comparable is the settlement (closing) date, and not the date of contract.

REASONABLE EXPOSURE TIME

Marketing time is defined as, "An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal."

Exposure time is defined as: "(1) The time a property remains on the market. (2) The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market."

A comment on reasonable exposure time is required when exposure time is a component of the definition of market value. Marketing time pertains to general market conditions. Exposure time pertains to the specific subject property. Development of an opinion of marketing time uses much of the same data analyzed in the process of developing an opinion of reasonable exposure time in the appraisal process. Reasonable exposure time for the subject is estimated at 6-8 months, as of the date of value, assuming a competitive asking price, and professional marketing.

Subject Photographs

Client	Michael Lach, Executive Director				
Property Address	0 Route 28				
City	East Harwich	County	Barnstable	State	MA Zip Code 02645
Owner	Robert C Baker, TR				



Subject Front

0 Route 28	N/Ap
Sales Price	
Location	Rte 28/ Connector Rd
View	Res/ Wooded Upland
Site	2.74



Subject Rear



Subject Street

Subject Photographs

Client	Michael Lach, Executive Director				
Property Address	0 Route 28				
City	East Harwich	County	Barnstable	State	MA Zip Code 02645
Owner	Robert C Baker, TR				



LOT INTERIOR



LOT INTERIOR



LOT INTERIOR



LOT INTERIOR



FIRE HYDRANT AT STREET FRONT



STREET SCENE



Sale 1
Pcl 73 Tubman Rd, Brewster, MA 02631



Sale 2
Pcl B-1 Oliver Snow Rd, Harwich Port, MA 02646



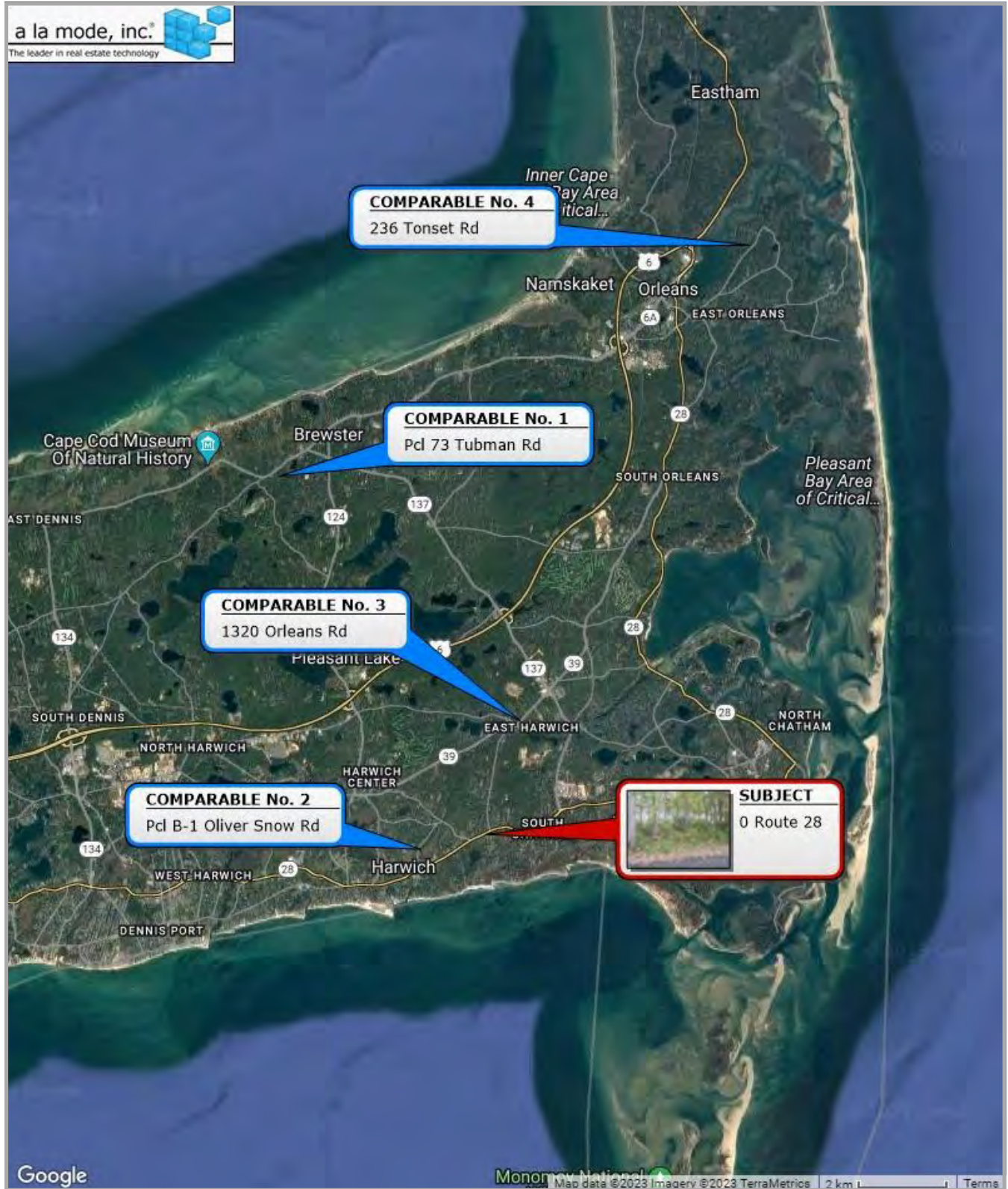
Sale 3
1320 Orleans Rd, East Harwich, MA 02645



Sale 4
236 Tonset Rd, Orleans, 02653

Comparable Sales Map

Client	Michael Lach, Executive Director				
Property Address	0 Route 28				
City	East Harwich	County	Barnstable	State	MA Zip Code 02645
Owner	Robert C Baker, TR				



Town of HARWICH - Fiscal Year 2023

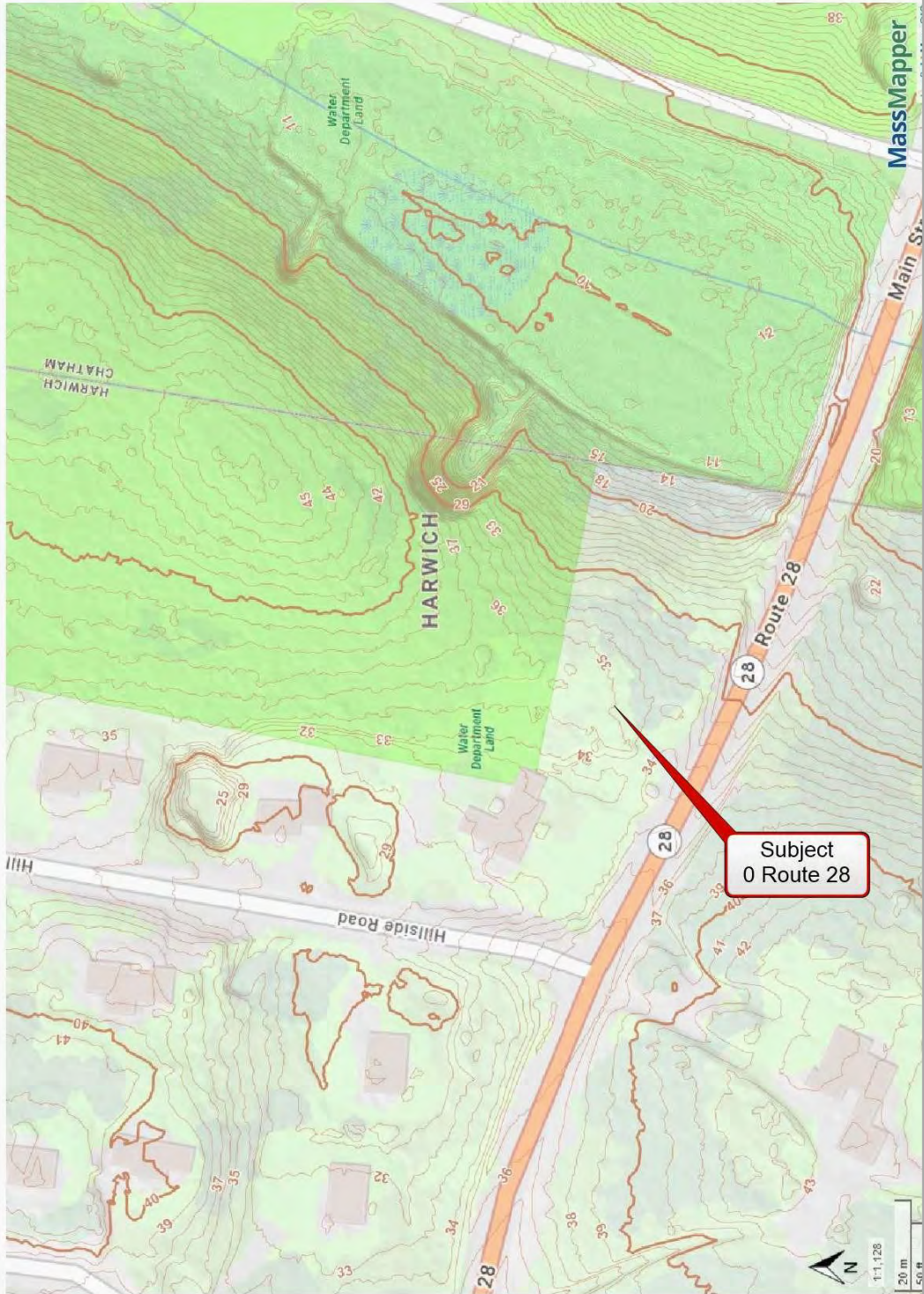
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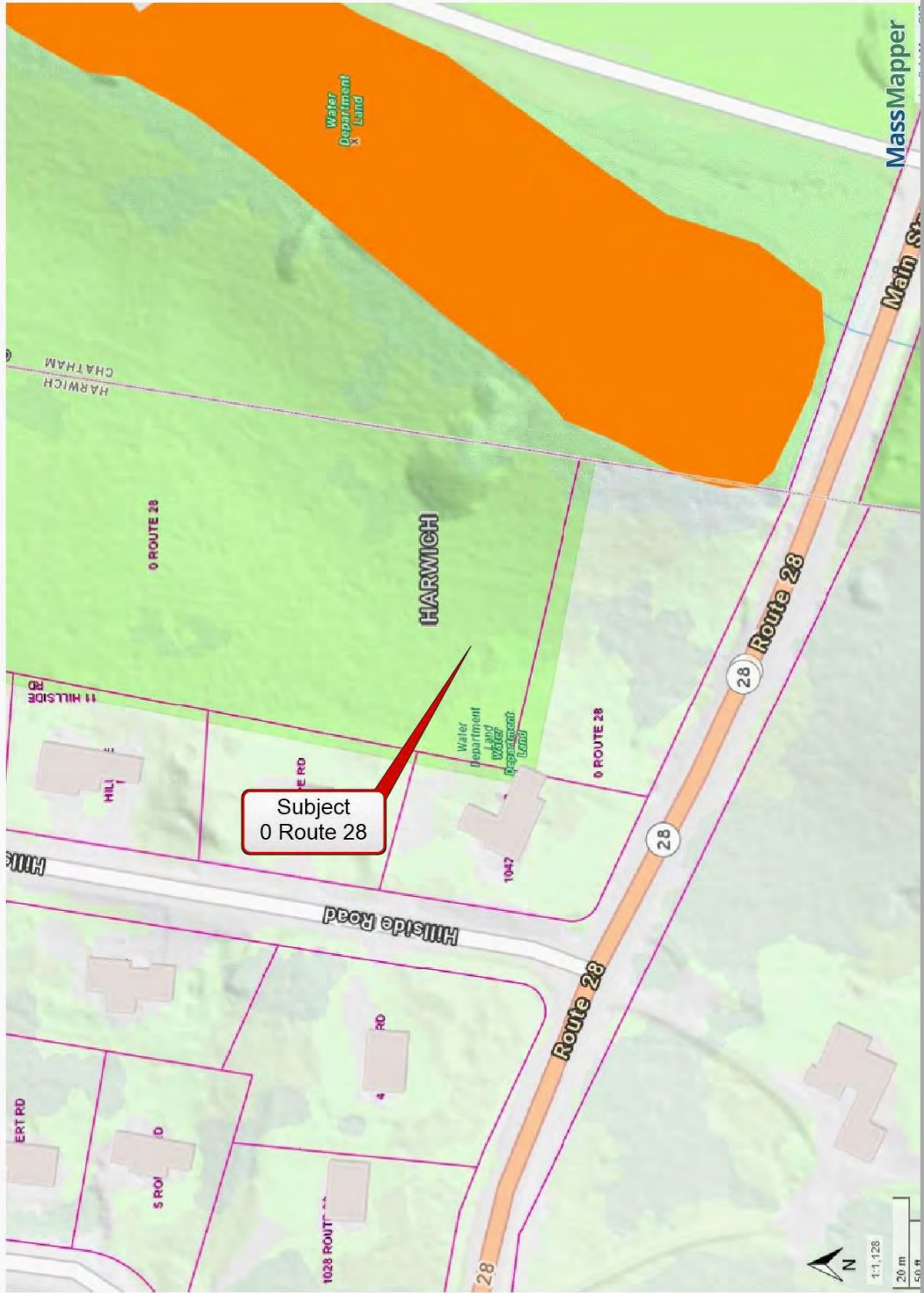
Topographical Map

- Contours 1ft (Labels in Feet)
- Structures
- Detailed Features
- Topographic Features for Basemap
- Map Features for Imagery
- Property Tax Parcels



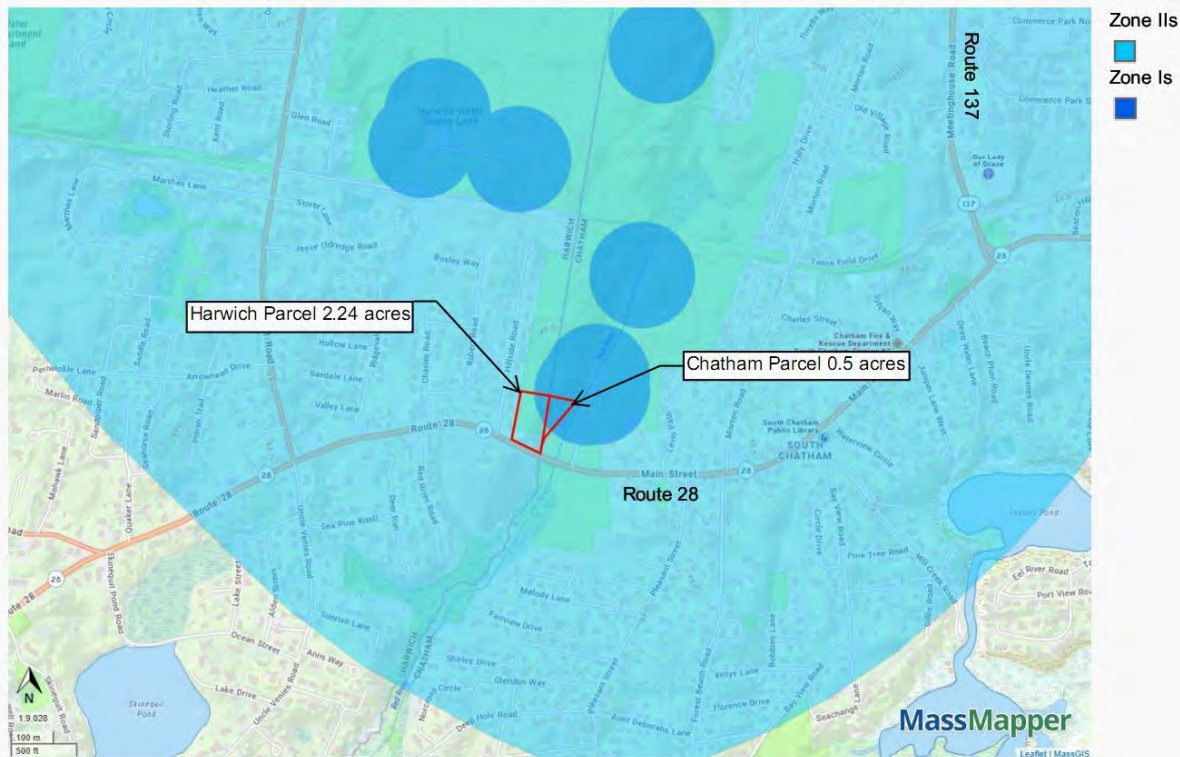
Flood Map

Structures
Map Features for Imagery
FEMA National Flood Hazard Layer
Property Tax Parcels



Wellhead Protection Map

Harwich & Chatham Parcel Wellhead Protection

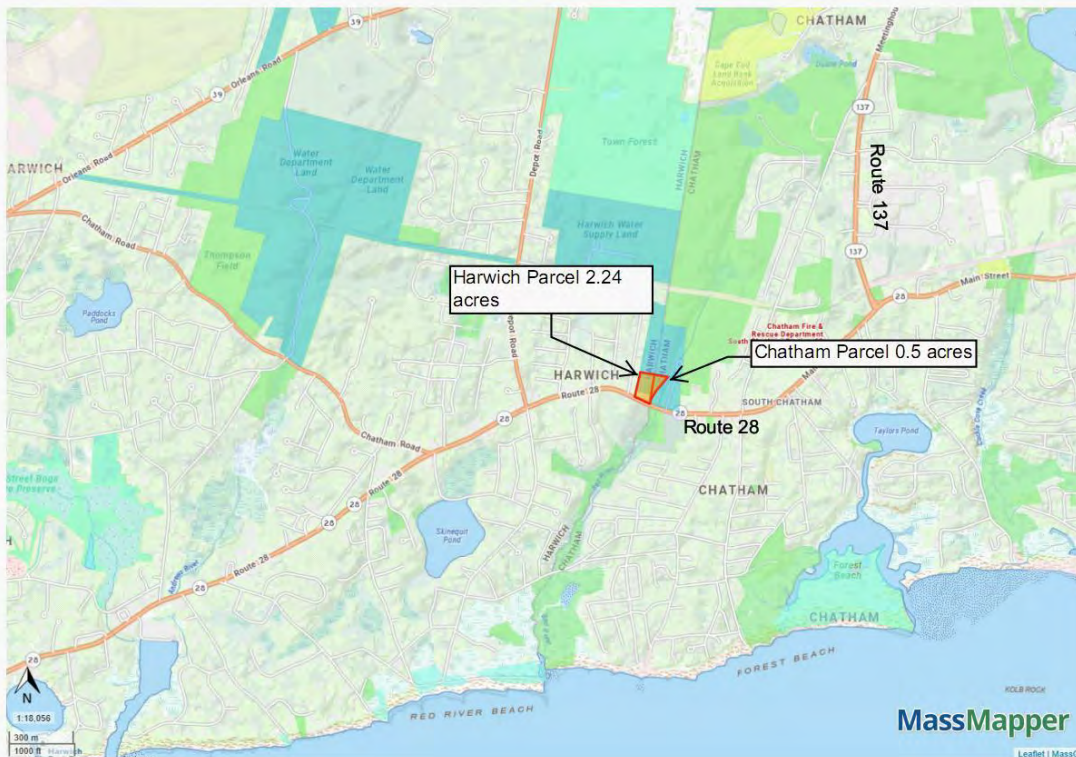


Zone I: The protective radius required around a public water supply well or wellfield.

Approved Wellhead Protection Areas (Zone II): That area of an aquifer which contributes water to a well under the most severe pumping and recharge conditions that can be realistically anticipated.

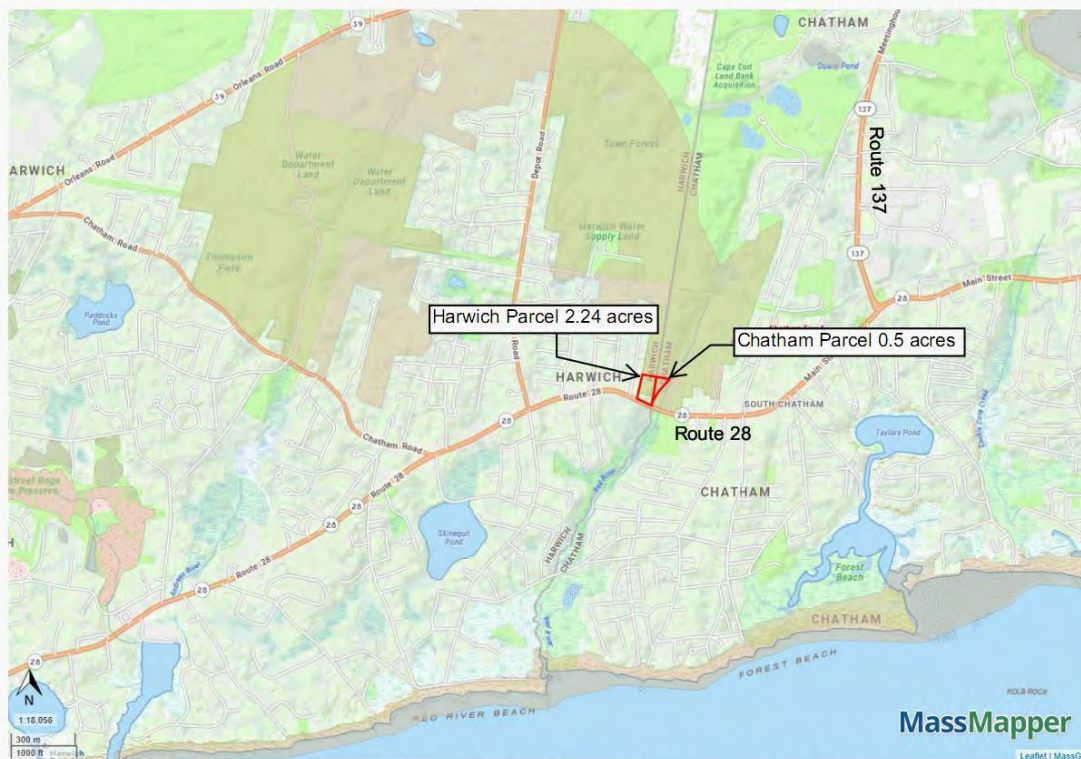
Open Space Map

Harwich & Chatham Parcel Openspace



BioMap Rare Species

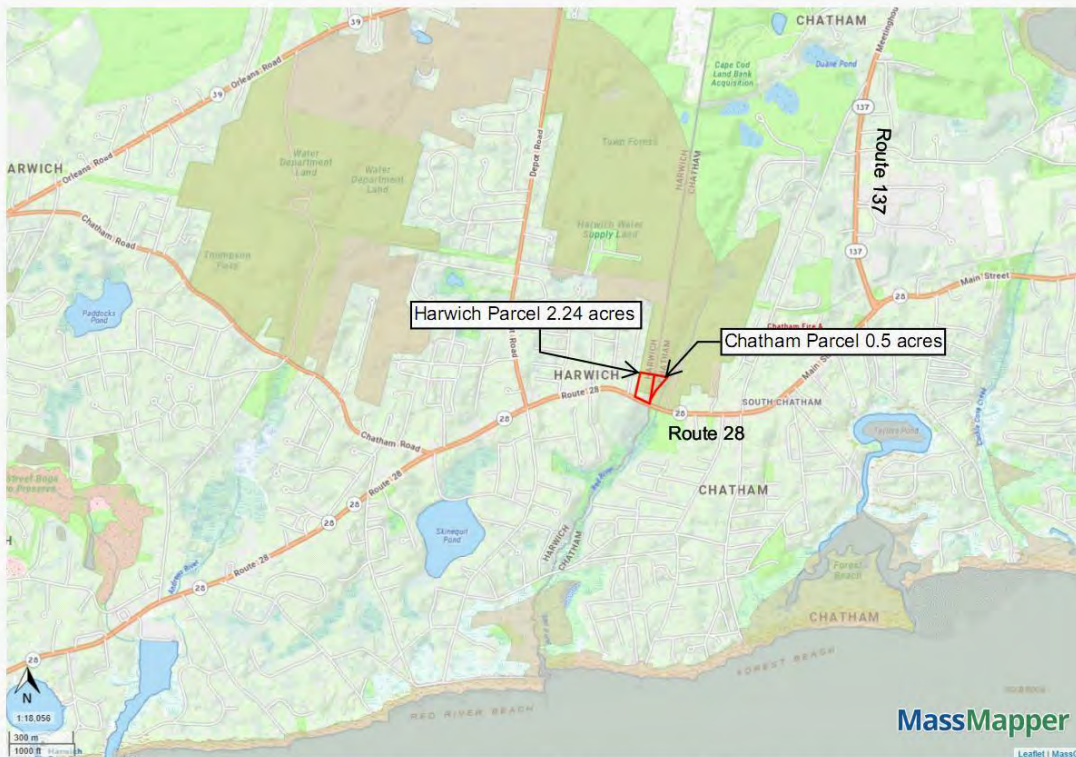
Harwich & Chatham Parcel BioMap Rare Species Core



BioMap Rare Species Core Habitat: Areas critical to the longterm conservation of our most vulnerable species and their habitats.

NHESP Priority Habitats

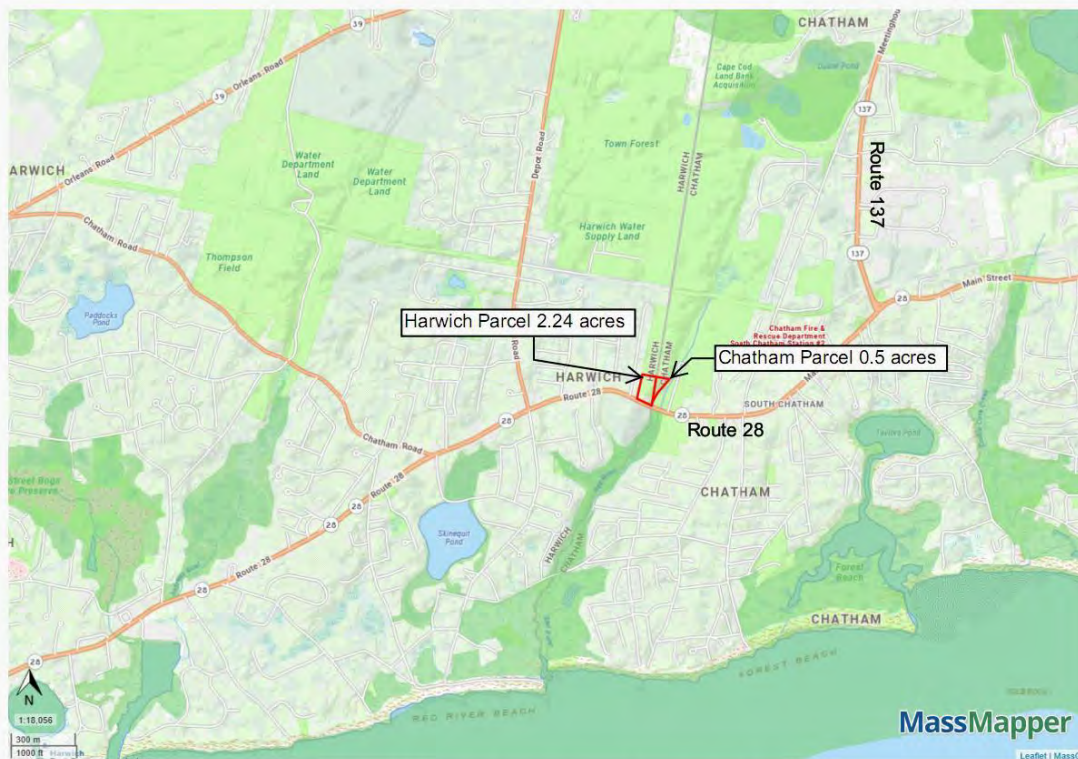
Harwich & Chatham Parcel NHESP Priority Habitats



NHESP Priority Habitat of Rare Species: The geographic extent of Habitat of state-listed rare species in Massachusetts based on observations documented within the last 25 years.

BioMap CNL

Harwich & Chatham Parcel BioMap CNL



BioMap Elements: Critical Natural Landscape



BioMap Critical Natural Landscapes: Large landscapes minimally impacted by development and buffers to core habitats and coastal areas, both of which enhance connectivity and resilience.

Deed - Page 1

Bk 35942 Pg169 #32626
08-17-2023 @ 11:34a

QUITCLAIM DEED

We, **ROBERT H. HUMPREY, Personal Representative of the Estate of Pamela Tuttle Humphrey a/k/a Pamela T. Humphrey**, under the power of sale contained in the will of Pamela T. Humphrey, filed with the Plymouth Probate and Family Court in Docket No. PL20P1013EA, and **JEFFREY T. HUMPHREY, JESSICA SISCO, JANE E. POWERS, ANN B. PRALL, GORDON F. BAKER, ROBERT CLARK BAKER and ROBERT C. BAKER, Trustee of the RCB FAMILY TRUST** u/d/t dated May 30, 2019, see Trust abstract recorded with the Barnstable County Registry of Deeds in Book 32071, Page 347(the "Trust")

For consideration paid in the full amount of Four Hundred Thousand and 00/100 dollars (\$400,000.00)

Grant to **THE COMPACT OF CAPE COD CONSERVATION TRUSTS, INC.**, a Massachusetts Charitable Corporation, of which is in good standing with the Commonwealth of Massachusetts as evidenced by the Certificate of Good Standing recorded in Book 35873, Page 14 with a principal place of business at 36 Red Top Road, Brewster, MA 02631 and a mailing address of P.O. Box 443, Barnstable, MA 02630

With QUITCLAIM COVENANTS

That certain parcel of vacant land located on the northerly side of Route 28 and lying partially in the Town of Harwich and partially in the Town of Chatham and shown as "The Heirs of Mercelia Kelley" and containing 2.74 acres of land on the plan entitled "Plan of Land Route 28, Harwich and Chatham, MA prepared for The Heirs of Mercelia Kelley Deed Book 245, Page 421, 1st Parcel Aug. 13, 2013 Scale 1"=40'" which said plan is filed with said Deeds in Plan Book 655, Page 90.

The premises is conveyed subject to and with the benefit of all rights, rights of way, easements, restrictions and reservations of record insofar as the same are in full force and effect.

The above-described real property is vacant land and does not constitute the homestead of any party or individual.

For title see probates of the estates of Mercelia E. Kelley, Barnstable Probate Case No. 25091, of Cyrus A. Baker, Barnstable Probate Case No. 03P0718EP1, of Harriet E. Tuttle, Barnstable Probate Case No. BA99P1589EP1 and of PAMELA TUTTLE HUMPHREY A/K/A PAMELA T.

1

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 08-17-2023 @ 11:34am
Ctl#: 192 Doc#: 32626
Fee: \$1,368.00 Cons: \$400,000.00

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 08-17-2023 @ 11:34am
Ctl#: 192 Doc#: 32626
Fee: \$1,224.00 Cons: \$400,000.00

PROPERTY ADDRESS 0 ROUTE 28, HARWICH & CHATHAM MA

Deed - Page 2

Bk 35942 Pg170 #32626

HUMPHREY, Plymouth Probate Case No. PL20P1013EA, deed to Robert Clark Baker and Gordon F. Baker recorded with said Deeds in Book 29786, Page 12 and deed to Robert C. Baker, Trustee of the RCB Family Trust recorded with said Deeds in Book 32072, Page 1.

I, Robert C. Baker, Trustee of the RCB Family Trust hereby certify under the pains and penalties of perjury that:

I am the current trustee of the Trust and have full power and authority to execute, acknowledge and deliver the within deed for the consideration set forth above; and

The Trust is in full force and effect and has not been modified or amended.

All beneficiaries are competent and the current Trustee is of 18 years of age or older and of sound mind.

I am fully authorized and competent to conduct the herein transaction pursuant to the terms of the Trust and authorized to sell the property known as 0 Route 28, Harwich & Chatham, MA for consideration paid in the amount of \$400,000.00

Any party interested in title to the locus may rely on the continuing existence of the trust until the recording of a certificate or document establishing the termination of the trust.

Deed - Page 3

Bk 35942 Pg171 #32626

Executed as a sealed instrument this 10 day of August, 2023

Jeffrey T. Humphrey
JEFFREY T. HUMPHREY

STATE OF Florida
County Miami Dade

DADK, ss:

On this 10 day of August, 2023, before me, the undersigned notary public, personally appeared JEFFREY T. HUMPHREY, as aforesaid, and proved to me through satisfactory evidence of identification, which was a ☒ driver's license, ☐ passport, or ☐ personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Florida Driver's License
HS16-438-68-214-0



John Tsialas
, Notary Public

My commission expires: Sept 15, 2026

Deed - Page 4

Bk 35942 Pg172 #32626

Executed as a sealed instrument this 10 day of August, 2023

Jessica Sisco
JESSICA SISCO

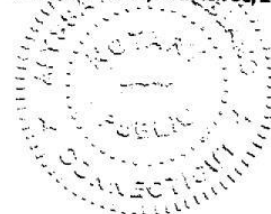
STATE OF ConnecticutNew London, ss: Norwich

On this 10 day of August, 2023, before me, the undersigned notary public, personally appeared JESSICA SISCO, as aforesaid, and proved to me through satisfactory evidence of identification, which was a ☒ driver's license, ☐ passport, or ☐ personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Alyssa Rose LeBlanc
, Notary Public

My commission expires: March 31 2028

ALYSSA ROSE LEBLANC
NOTARY PUBLIC
My Commission Expires Mar. 31, 2028



Deed - Page 5

Bk 35942 Pg173 #32626

Executed as a sealed instrument this 11th day of August, 2023

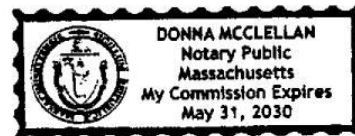

JANE E. POWERS

STATE OF MassachusettsBarnstable, ss:

On this 11th day of August, 2023, before me, the undersigned notary public, personally appeared JANE E. POWERS, as aforesaid, and proved to me through satisfactory evidence of identification, which was a ☒ driver's license, ☐ passport, or ☐ personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.


, Notary Public

My commission expires: _____



Deed - Page 6

Bk 35942 Pg174 #32626

Executed as a sealed instrument this 11 day of August, 2023

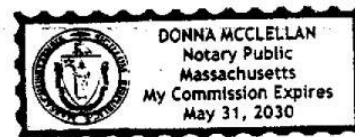
Ann B. Prall
ANN B. PRALL

STATE OF MassachusettsBarnstable, ss:

On this 11 day of August, 2023, before me, the undersigned notary public, personally appeared ANN B. PRALL, as aforesaid, and proved to me through satisfactory evidence of identification, which was a ☒ driver's license, ☐ passport, or ☐ personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Donna McClellan
Notary Public

My commission expires: _____



Deed - Page 7

Bk 35942 Pg175 #32626

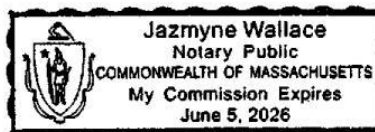
Executed as a sealed instrument this 12 day of August, 2023

Gordon F. Baker
GORDON F. BAKER

STATE OF MassachusettsBarnstable, ss:

On this 12 day of August, 2023, before me, the undersigned notary public, personally appeared GORDON F. BAKER, as aforesaid, and proved to me through satisfactory evidence of identification, which was a ☒ driver's license, ☐ passport, or ☐ personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Jazmyne Wallace
Jazmyne Wallace, Notary Public
My commission expires: June 5, 2026



Deed - Page 8

Bk 35942 Pg176 #32626

Executed as a sealed instrument this 12th day of August, 2023

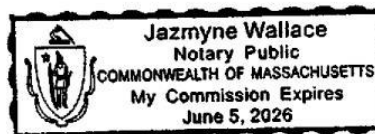
Robert C Baker Trustee
ROBERT C. BAKER, Trustee

STATE OF Massachusetts

Barnstable, ss:

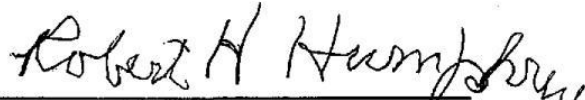
On this 12 day of August, 2023, before me, the undersigned notary public, personally appeared ROBERT C. BAKER, Trustee, as aforesaid, and proved to me through satisfactory evidence of identification, which was a ☒ driver's license, ☐ passport, or ☐ personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Jazmyne Wallace
Jazmyne Wallace, Notary Public
My commission expires: June 5, 2026



Deed - Page 9

Bk 35942 Pg177 #32626

Executed as a sealed instrument this 11 day of August, 2023ROBERT H. HUMPHREY, Personal Representative
of the Estate of Pamela Tuttle Humphrey a/k/a
Pamela T. HumphreySTATE OF MASSACHUSETTSPlymouth, ss:

On this 11 day of August, 2023, before me, the undersigned notary public, personally appeared ROBERT H. HUMPHREY, Personal Representative as aforesaid, and proved to me through satisfactory evidence of identification, which was a ☐ driver's license, ☐ passport, or ☒ personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



, Notary Public

My commission expires: APRIL 3 2026

Deed - Page 10

Bk 35942 Pg178 #32626

Executed as a sealed instrument this 12th day of August, 2023

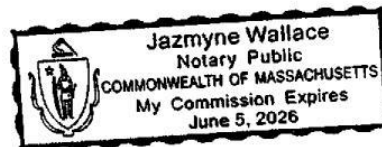
Robert Clark Baker
ROBERT CLARK BAKER

STATE OF Massachusetts

Barnstable, ss:

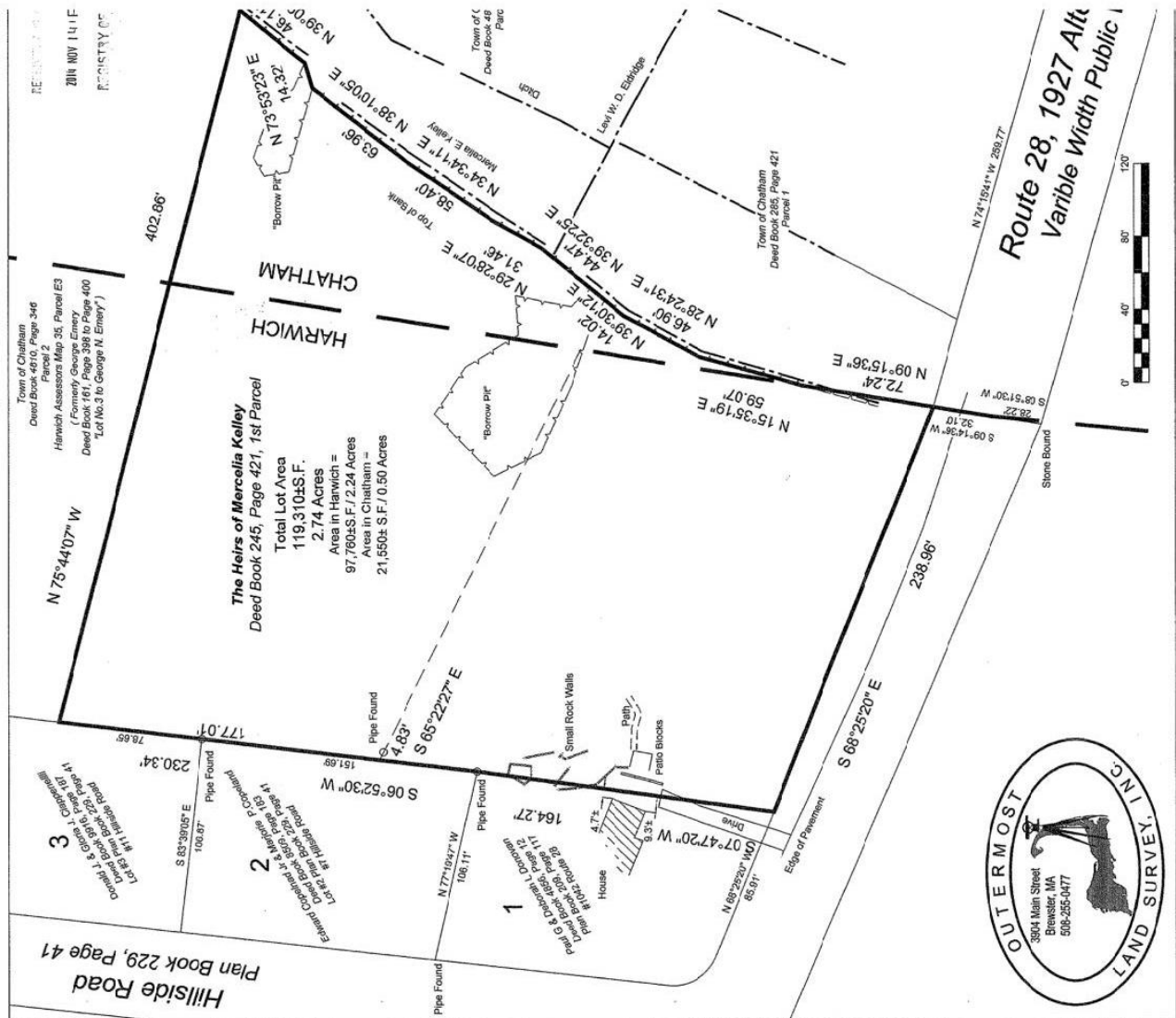
On this 12 day of August, 2023, before me, the undersigned notary public, personally appeared ROBERT CLARK BAKER, and proved to me through satisfactory evidence of identification, which was a ☒ driver's license, ☐ passport, or ☐ personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Jazmyne Wallace
Jazmyne Wallace, Notary Public
My commission expires: June 5, 2026



Site Plan

BOOK 655 PAGE 90



Statement of Assumptions & Limiting Conditions

File No. AG080202L23

Client	Michael Lach, Executive Director				
Property Address	0 Route 28				
City	East Harwich	County	Barnstable	State	MA Zip Code 02645
Owner	Robert C Baker, TR				

Format: Appraisal Report

This appraisal report is developed and reported in compliance with the requirements of Standards 1 and 2 of the Uniform Standards of Professional Appraisal Practice of the Appraisal Standards Board, 2020-2021 Edition, extended to 2023, qualified appraisal standards, Commonwealth of MA Executive Office of Energy and Environmental Affairs guidelines, and all applicable laws, guidelines, and regulations.

The value appraised is the "as is" fair market value of the fee simple interest in the subject real estate, as of the date of value. The opinion of value is based on the sales comparison approach. The income approach and cost approach are not applicable to the appraisal of an individual residential building lot, and were not developed. These approaches are not necessary to reach a reliable opinion of value or develop credible assignment results.

General Assumptions**It is assumed...**

- *Public records are correct/accurate.*
- *Data provided by the client and/or 3rd parties are accurate and reliable.*
- *There are no adverse easements or encroachments.*
- *No contamination on the property from any source; no underground tanks.*
- *Clear title and fee simple ownership.*
- *Town water is available to the subject.*
- *The property complies with all applicable public land use regulations*
- *The town would permit a home to be constructed on the site.*

Extraordinary Assumptions & Hypothetical Conditions

Extraordinary Assumptions: The lot is developable with a single family home and can supported a septic system. Curb-cut is allowed onto Route 28.

Extraordinary Assumption: "An assignment-specific assumption, as of the effective date, regarding uncertain information used in the analysis which, if found to be false, could alter the appraiser's opinions or conclusions."

(USPAP 2020-2021 Edition, The Appraisal Foundation, 2020, Page 4)

Comment: "Uncertain information might include physical, legal or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis."

Hypothetical Conditions: None

Hypothetical Condition: "A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of the analysis."

(USPAP 2020-2021 Edition, The Appraisal Foundation, 2020, Page 4)

Comment: "Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data use in an analysis."

Intended User(s)

Definition: "The client and other party as identified, by name or type, as users of the appraisal or appraisal review report by the appraiser on the basis of communication with the client at the time of the assignment." (USPAP 2020-2021 Edition, The Appraisal Foundation, 2020, Page 4). Intended users are the client, Michael Lach, The Compact of Cape Cod Conservation Trusts, Inc., the Division of Conservation Services of the Commonwealth of MA Executive Office of Energy & Environment Affairs and its agents and other designees. The appraiser has no duty to any user(s) not specifically identified.

Statement of Assumptions & Limiting Conditions

File No. AG080202L23

Client	Michael Lach, Executive Director				
Property Address	0 Route 28				
City	East Harwich	County	Barnstable	State	MA Zip Code 02645
Owner	Robert C Baker, TR				

Intended Use

Definition: "The use or use(s) of an appraiser's report or appraisal review assignment results, as identified by the appraiser based on communication with the client at the time of the assignment." (*USPAP 2020-2021 Edition*, The Appraisal Foundation, 2020, Page 4). The intended use is to develop an opinion of the "as is" fair market value of the subject property, as of the date of value, to assist Michael Lach, Executive Director of the Harwich Conservation Trust (client) in an application for a grant under the Commonwealth of MA Conservation Partnership Grant Program and to apply for Town of Harwich Community Preservation Act open space funds, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of the appraisal form, USPAP, qualified appraisal standards, MA Department of Revenue, MA Executive Office of Energy and Environmental Affairs guidelines, and the Definition of Market Value. The appraisal report is not intended for any other use/purpose.

Property Rights Appraised: Fee Simple

The property rights appraised are fee simple. Fee simple estate is the highest and most complete ownership or enjoyment in real estate. 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." (*The Appraisal of Real Estate*, 14th Edition, Appraisal Institute, 2013, page 69)

Value Appraised: Fair Market Value

"The most probable price that 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 a title to a buyer under conditions whereby: 1) the buyer and seller are typically motivated; 2) both parties are well informed or well advised, and acting in what they consider their 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; and 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" (*Specifications for Analytical Narrative Appraisal Reports*, Commonwealth of Massachusetts Executive Office of Energy and Environmental Affairs, 2015, page 2).

Highest & Best Use

Definition: "The reasonably probable use of property that results in the highest value. To be reasonably probable, a use must meet certain conditions: the use must be *physically possible* (or it is reasonably probable to render it so); the use must be *legally permissible* (or it is reasonably probable to render it so); the use must be *financially feasible*". Uses that meet the three criteria of reasonably probable uses are tested for economic *productivity*, and the reasonable probable use with the highest value is the highest and best use. (*The Appraisal of Real Estate*, 14th Edition, Appraisal Institute, 2013, page 332)

Warranties

The appraiser(s) is not a guarantor of value, utility, condition, or feasibility. The values or range of values reported herein (where applicable) are opinion and are not warranted as, or representations of, fact. In the event that this appraisal is used as a basis to set a market price, no responsibility is assumed for the seller's inability to obtain a purchaser at the value reported herein.

Compensation is Not Contingent

Compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

Testimony

The appraisers, by reason of this appraisal, are not required to give further consultation or testimony or be in attendance in court with reference to the property in question unless arrangements have been previously made. The report is not intended for bankruptcy proceedings and the summary reporting format is not sufficient for court purposes.

Statement of Assumptions & Limiting Conditions

File No. AG080202L23

Client	Michael Lach, Executive Director				
Property Address	0 Route 28				
City	East Harwich	County	Barnstable	State	MA Zip Code 02645
Owner	Robert C Baker, TR				

Third Parties Excluded - Unauthorized Use

The appraiser(s) have undertaken this assignment with the specific understanding that there is no third party beneficiary to the contract between the client and the appraisers. This report is for the exclusive use of the client who is the intended user of the appraisal, for the purpose stated in the report. *Possession of this report, or a copy thereof, does not carry with it the right of publication, nor may it be used for any purpose by anyone but the client or his assigns and then only with proper qualifications. Unauthorized transmittal of the report or its conclusions to third parties invalidates this report.* This assignment was undertaken for the client specified herein. The appraisers do not recognize or assume any duty to persons other than that client in the formulation of this report and its conclusions. The client may make such reasonable use of this report as is consistent with the function of the report, but any third or other party into whose possession the report may come, should not assume that its rationales or conclusions will serve any other client or function unless specifically authorized in writing by the appraisers.

Value Allocations (where applicable)

Any allocation of the total value estimated in this report between the land and the improvements, if any, applies only under the stated program of utilization. The separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if so used. Any value estimates provided in the report apply to the entire property, and any pro-ratio or division of the total into fractional interests will invalidate the value estimate, unless such pro-ratio or division of interest has been set forth in the report.

Illustrative Material

All engineering studies are assumed to be correct. The plot plans and illustrative material in this report are included only to help the reader visualize the property. The exhibits included with this report are intended to provide visual assistance to the reader and were prepared by the appraiser for illustrative purposes only. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The appraiser(s) have made no independent survey of the property.

Legal

No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated. The property is appraised free and clear of any and all liens or encumbrances unless otherwise stated. It is assumed that the use of the land and improvements are confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

Information Obtained From Others

The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

Projections and Forecasts

The forecasts, projections, or operating statements contained herein are based upon current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions.

Publication

Possession of this report, or a copy thereof, does not carry with it the right of publication. Neither all, nor any part of the contents of this report shall be disseminated to the public through advertising, public relations, news, sales, or other media, particularly as to the value conclusion, identity of appraisers or firm with which he is connected, or any references to the Appraisal Institute, MAI designation or SRA designation, or Massachusetts Board of Real Estate Appraisers, MRA designation, or any other designation or license without the written consents and approval of the appraisers. Disclosure of the contents of the appraisal report is governed by the By-Laws and Regulations of the Massachusetts Board of Registration of Real Estate Appraisers and by the professional organizations with which the appraisers are affiliated. The client is advised and acknowledges that the appraisal is subject to the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute; that the Appraisal Institute has the right to review the report.

Statement of Assumptions & Limiting Conditions

File No. AG080202L23

Client	Michael Lach, Executive Director				
Property Address	0 Route 28				
City	East Harwich	County	Barnstable	State	MA Zip Code 02645
Owner	Robert C Baker, TR				

Hidden or Other Property Conditions

It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable unless otherwise stated in the report. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.

Contamination - Hazardous Materials

Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraisers. The appraisers have no knowledge of the existence of such materials on or in the property. The appraisers, however, are not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, mold, fungus, and other potentially hazardous materials or substances anywhere on the site or in the improvements may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for the expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired. The presence or condition of underground tanks is excluded as a consideration in this study. The client is advised that the law may require owners of underground tanks which may contain petroleum or hazardous substances to report their existence to state authorities for registration.

Compliance

It is assumed that the property conforms to all applicable zoning and land use regulations and restrictions unless a non-conformity has been identified, described, and considered in the appraisal report. It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report. It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value contained in the report is based.

Violations

The appraisers assume no responsibility for detection of any violations related to conversion, pollution, environmental protection, zoning, subdivision regulations, building codes, or any other regulatory statutes, ordinances, by-laws, regulations, or other legal constraints.

Computer Generated Photographs & Property Inspection

The appraiser(s) certify that any computer generated photographs included in this report have not been retouched or enhanced in any way. This is to certify that the signatory appraiser(s) of this appraisal conducted the property inspection unless otherwise stated within the report.



Date: 09/13/2023

Heather J. Ross, MRA, SRA, RA
 Certified General Real Estate Appraiser, MA License #1434

Certification Statement

File No. AG080202L23

Client	Michael Lach, Executive Director				
Property Address	0 Route 28				
City	East Harwich	County	Barnstable	State	MA Zip Code 02645
Owner	Robert C Baker, TR				

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

- The statements of fact included in this report are true and correct.
- I have not performed an appraisal or any other services regarding the subject property within 3 years prior to the date of report or date of value.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased 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 the assignment.
- Engagement in this assignment is not contingent upon developing or reporting predetermined results.
- 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, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analysis, opinions and conclusion were developed, and this report has been prepared in compliance with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- Use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- Heather J. Ross, MRA, SRA, RA inspected the property.
- No one provided significant real property appraisal assistance in the preparation of this assignment.
- I certify I am appropriately licensed and qualified to appraise the subject property in the Commonwealth of Massachusetts, and that my education and experience in valuing similar properties satisfies the competency provision of USPAP.
- As of the date of the report, I, Heather J. Ross, SRA have completed the requirements of the continuing education program for Designated Members of the Appraisal Institute.



Date: 09/13/2023

Heather J. Ross, MRA, SRA, RA
 Certified General Real Estate Appraiser, MA License #1434