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BRP WPA Form 1 – Request for Determination of Applicability

(M.G.L. c. 131, §40 and Newburyport Ordinance Chapter 6.5: Environment, Article II: Wetlands Protection Ordinance)

260 Northern Boulevard



Submitted to:
Newburyport Conservation Commission
Office of Planning and Development
60 Pleasant Street, 1st Floor
Newburyport, MA 01950

Prepared by:
Hughes Environmental Consulting
44 Merrimac Street, Suite 311
Newburyport, MA 01950

In Association with:
Winter GEC, LLC
44 Merrimac Street, Suite 309
Newburyport, MA 01950

On Behalf of:
Louisa Tanner and John Watkins
260 Northern Boulevard
Newburyport, MA 01950

Copies to:
MassDEP NERO
205B Lowell Street
Wilmington, MA 01187

May 14, 2021



WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. General Information

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Applicant:

Louisa Tanner and John Watkins

Name

E-Mail Address

260 Northern Boulevard

Mailing Address

Newburyport

City/Town

MA
State

01950
Zip Code

Phone Number

Fax Number (if applicable)

2. Representative (if any):

Hughes Environmental Consulting

Firm

Tom Hughes

Contact Name

thughes@hughesenvr.com

E-Mail Address

44 Merrimac Street

Mailing Address

Newburyport

City/Town

MA
State

01950
Zip Code

978-465-5400

Phone Number

978-465-8100

Fax Number (if applicable)

B. Determinations

1. I request the Newburyport _____ make the following determination(s). Check any that apply:
Conservation Commission

- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance** or **bylaw** of:

Name of Municipality

- e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

Louisa Tanner and John Watkins

Name

260 Northern Boulevard

Mailing Address

Newburyport

City/Town

MA

State

01950

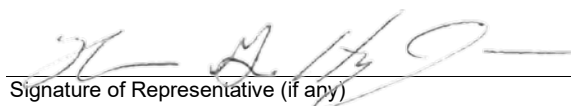
Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Signature of Applicant

Date



Signature of Representative (if any)

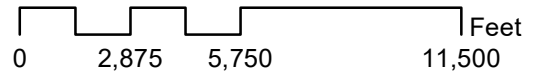
5/14/2021

Date

260 Northern Boulevard, Newburyport MA USGS Location Map



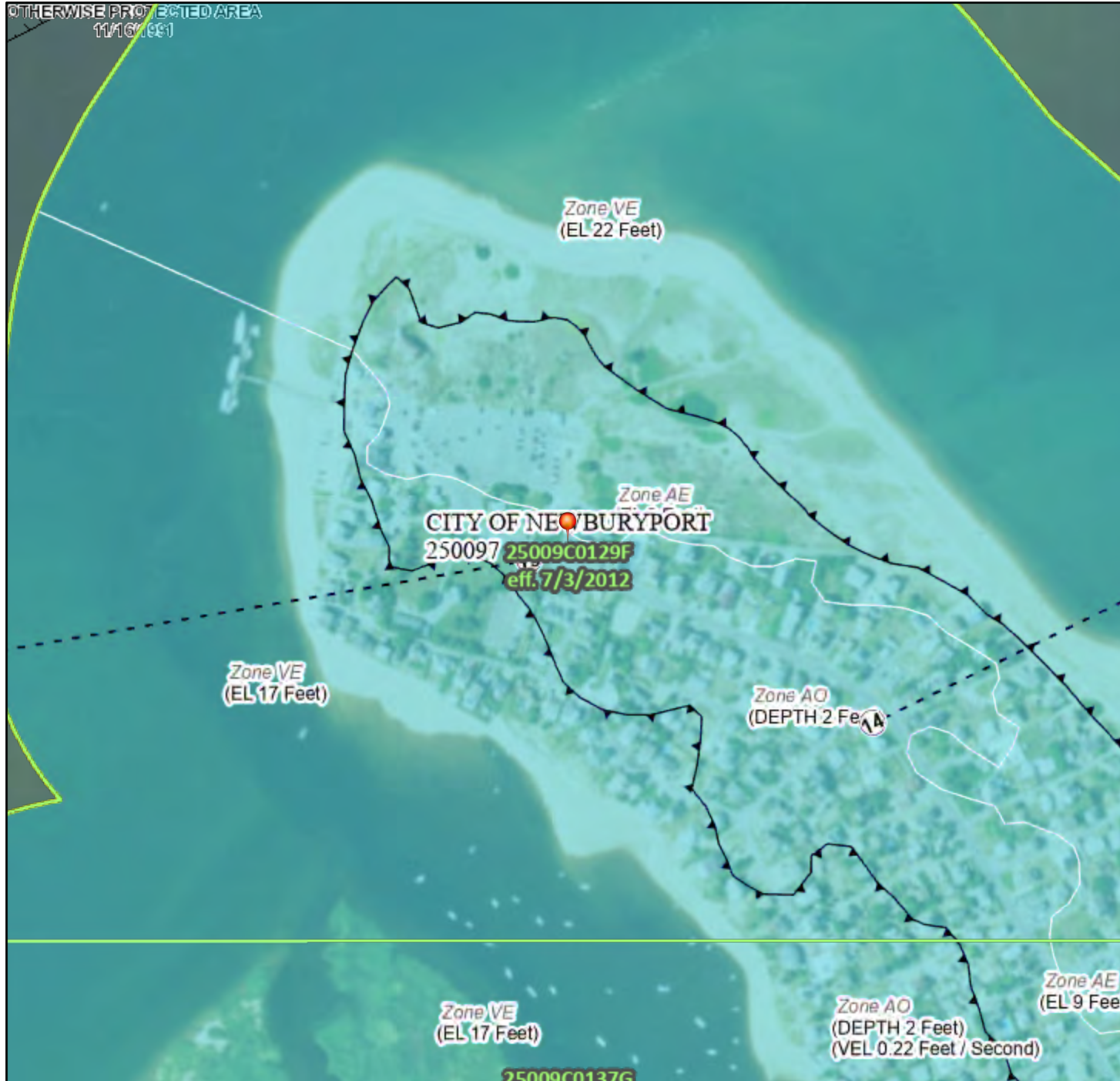
Prepared by Hughes Environmental Consulting, Data Source MassGIS



National Flood Hazard Layer FIRMMette



70°49'23"W 42°49'8"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/14/2021 at 11:28 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

260 Northern Boulevard — Site Photos



House from Northern Boulevard



Drive on Northern Boulevard



View of Barn from near wetland boundary



Rear Deck



View from Reservation Terrace



Drive on North Reservation Terrace

ADDITIONS/ALTERATIONS
TO THE:
TANNER-WATKINS RESIDENCE
260 NORTHERN BLVD., NEWBURYPORT, MA 01950

REVISION & REISSUE NOTES		
No.	Date	Notes
A	2/4/2021	ISSUED FOR APPROVAL
B	5/14/2021	REISSUED FOR APPROVAL

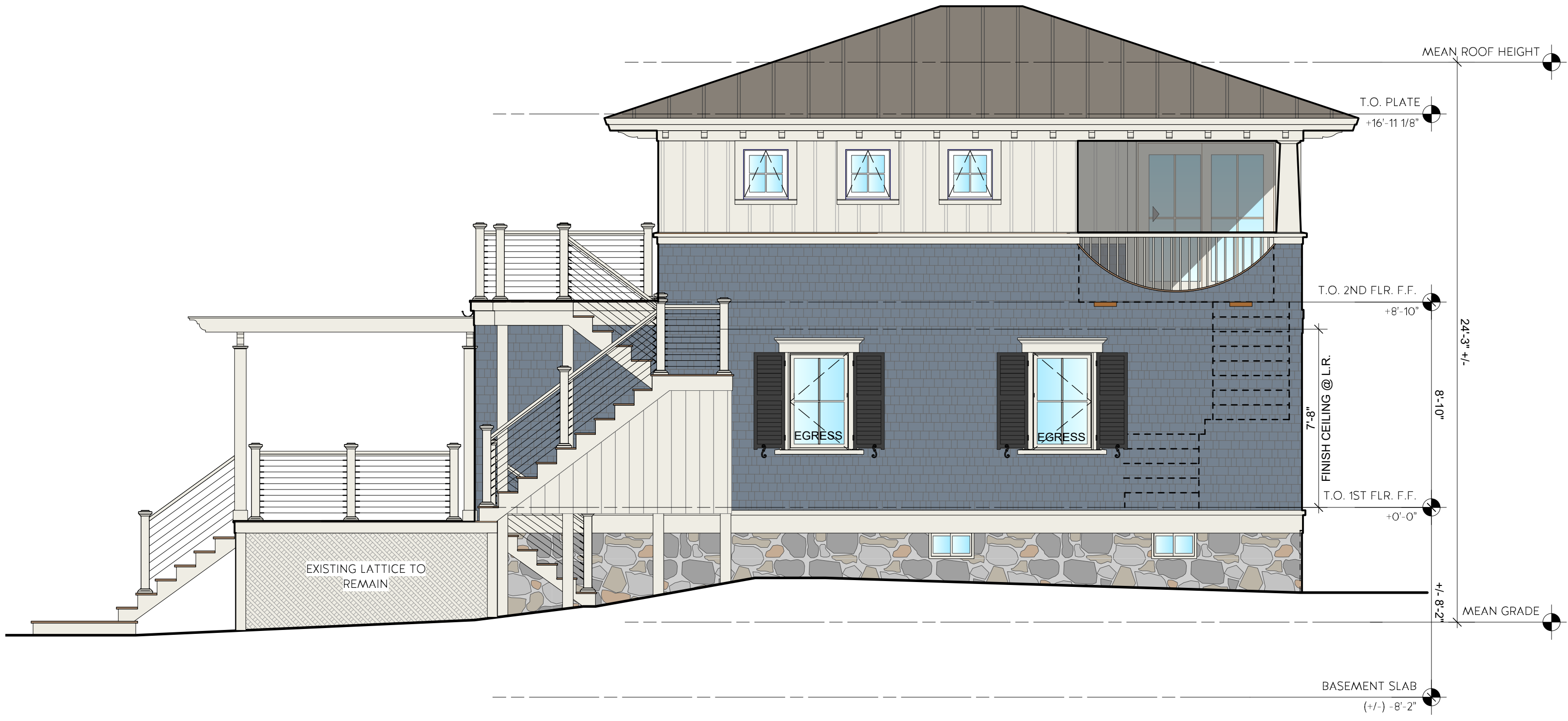
Project #	Project Manager	Date
2020-53	X.X.	4-15-21

Scale: AS NOTED

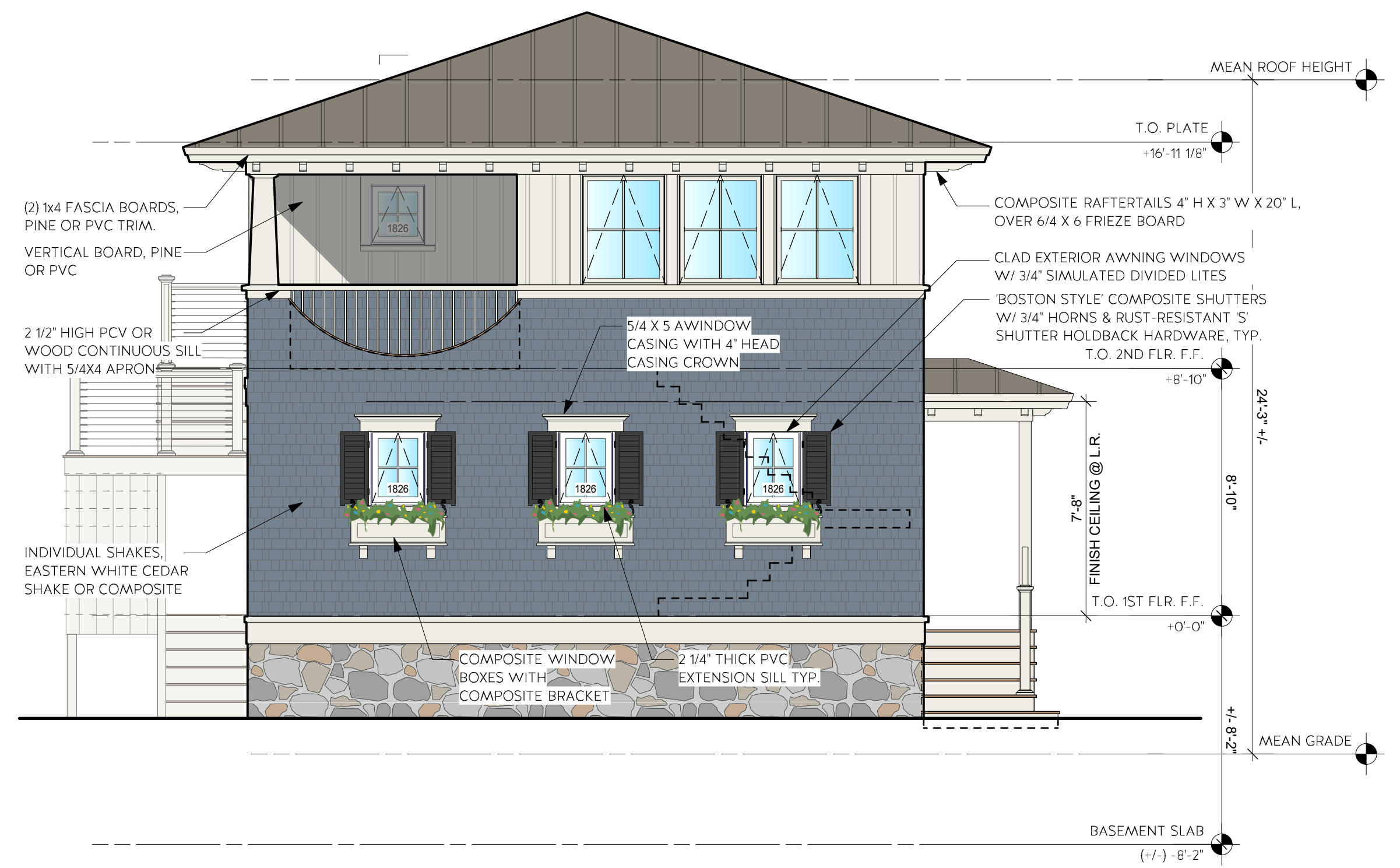
PROPOSED ELEVATIONS

A2.0

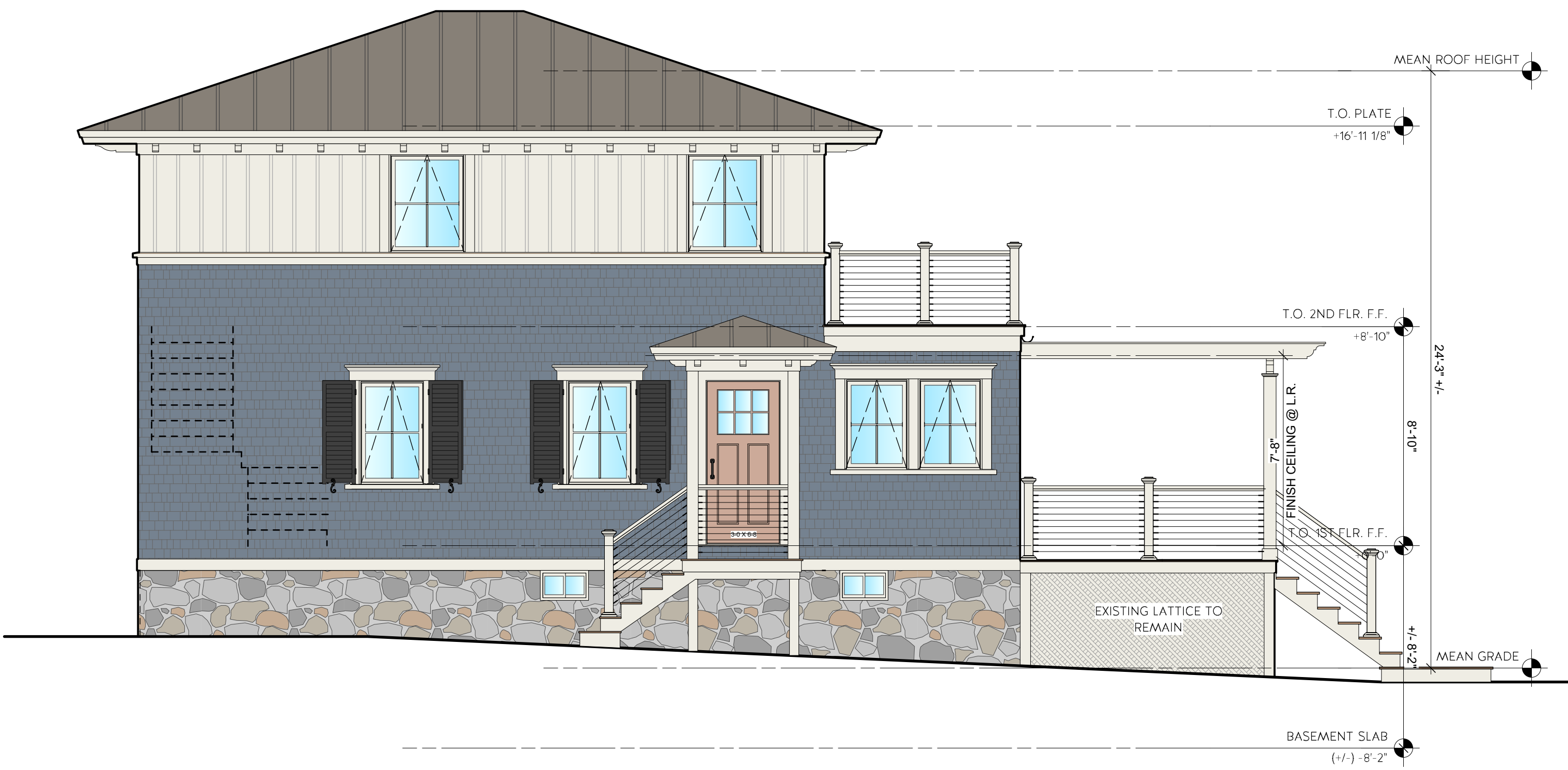
COPYRIGHT 2021 SCOTT M. BROWN, ARCHITECTS



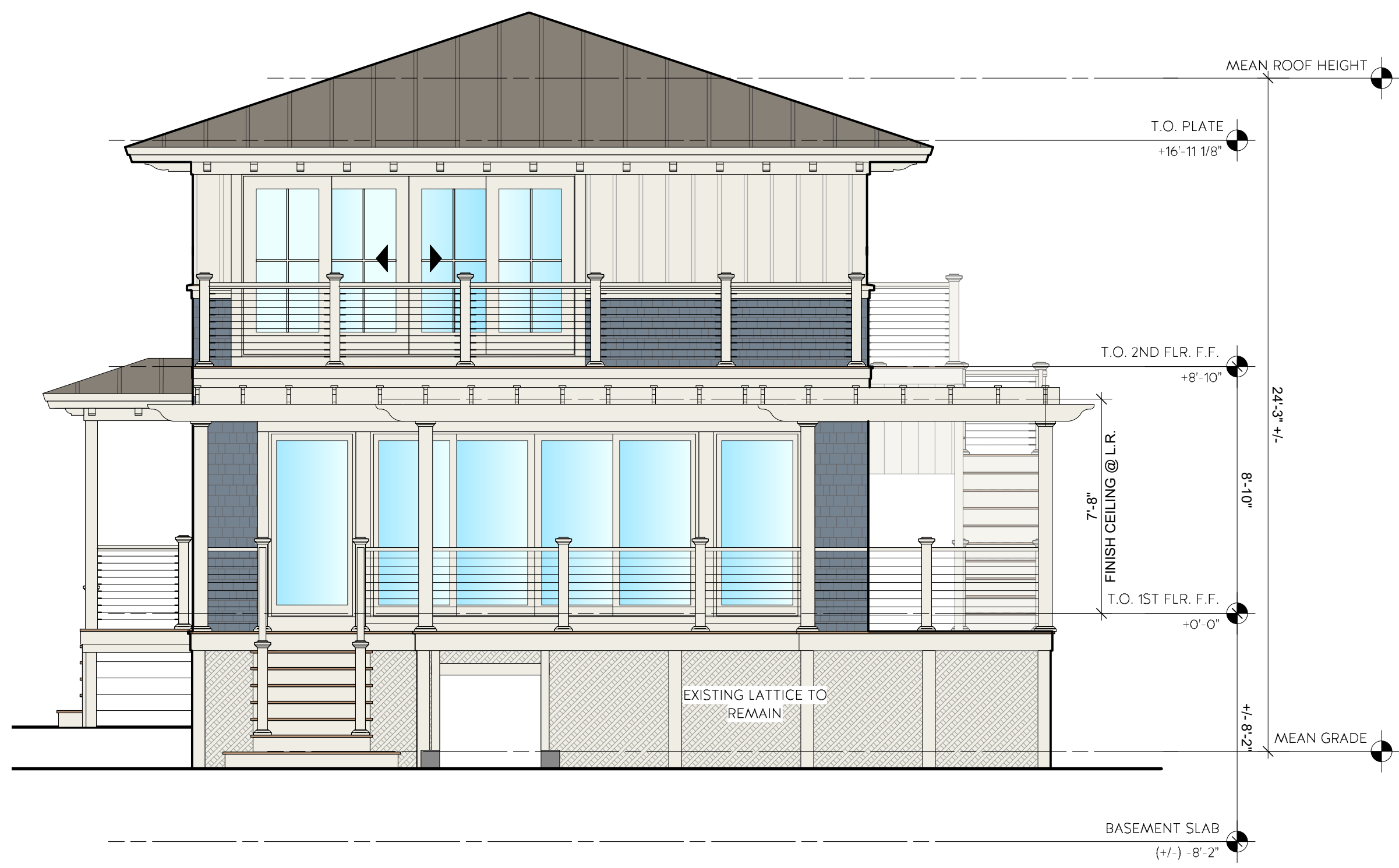
3 SOUTHWEST ELEVATION
Scale: 1/4" = 1'-0"



1 SOUTHEAST ELEVATION - NORTHEND BOUL.
Scale: 1/4" = 1'-0"



2 NORTHEAST ELEVATION
Scale: 1/4" = 1'-0"



4 NORTHWEST ELEVATION - WATER SIDE
Scale: 1/4" = 1'-0"

ZONING
RESIDENTIAL (R-3)
PLUM ISLAND OVERLAY DISTRICT

	REQUIRED (SINGLE-FAMILY - 101)	REQUIRED (TWO-FAMILY - 102)	EXISTING (TWO-FAMILY - 102)	PROPOSED (TWO-FAMILY - 102)
MINIMUM LOT AREA	12,000 SQUARE FEET	12,000 SQUARE FEET	6,246 SQUARE FEET	6,246 SQUARE FEET
MINIMUM LOT FRONTAGE	120 FEET	100 FEET	130.36 FEET*	130.36 FEET*
FRONT SETBACK	20 FEET	20 FEET	45.3 FEET	45.3 FEET
SIDE SETBACK (R)	20 FEET	10 FEET	6.8 FEET	6.8 FEET
SIDE SETBACK (L)	20 FEET	10 FEET	8.5 FEET	8.5 FEET
REAR SETBACK	20 FEET	20 FEET	0.4 FEET	0.4 FEET
MAXIMUM LOT COVERAGE(%)	20.0%	30.0%	21.3%	21.3%
MAXIMUM HEIGHT	35 FEET	35 FEET	23 FEET	24.25 FEET
MINIMUM OPEN SPACE	35.0%	35.0%	52.5%	53.3%
MINIMUM PARKING REQUIRED	2	4	4	4
Maximum FAR	0.25	0.25	0.47	0.5

*FRONTAGE ON RESERVATION TERRACE AND NORTHERN BOULEVARD COMBINED.
LONGER FRONTAGE ON RESERVATION TERRACE USED FOR FRONT YARD
DETERMINATION FOR SETBACKS.

ON-LINE ZONING ORDINANCES
CITY OF NEWBURYPORT WEBSITE
<http://www.cityofnewburyport.com/Planning/Index.html>
PLANNING DEPARTMENT - MAIN PHONE 978-465-4400

INFORMATION REGARDING ZONING, INCLUDING PARKING ABOVE, SHOWN HEREON
IS NOT INTENDED TO BE A DEFINITIVE ZONING OPINION AND IS FOR
INFORMATIONAL PURPOSES ONLY. ALL INFORMATION SHOULD BE VERIFIED BY
LEGAL COUNSEL PRIOR TO RELIANCE UPON THE SAME.

NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING BUILDING AND PROPOSED
RECONSTRUCTION OF THE SAME ON THE LOCUS PROPERTY. THE PROPERTY LINES SHOWN
ON THIS PLAN ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED
OCTOBER 9, 2020 BY THIS FIRM.

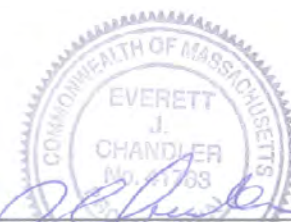
OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM
THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES.

PROPOSED CONDITIONS ARE AS PROVIDED BY THE PROJECT ARCHITECT.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE AE(9) OF THE FLOOD INSURANCE
RATE MAP, COMMUNITY PANEL NO. 25009C0129F WHICH BEARS AN EFFECTIVE DATE OF
07/03/2012 AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS
PERFORMED TO DETERMINE THIS ZONE.

ELEVATIONS SHOWN HEREON ARE NAVD88 AS ESTABLISHED BY RTK GPS.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN
CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND
SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



P.L.S. EVERETT J. CHANDLER, P.L.S.
MASS. REGISTRATION NO. 41783

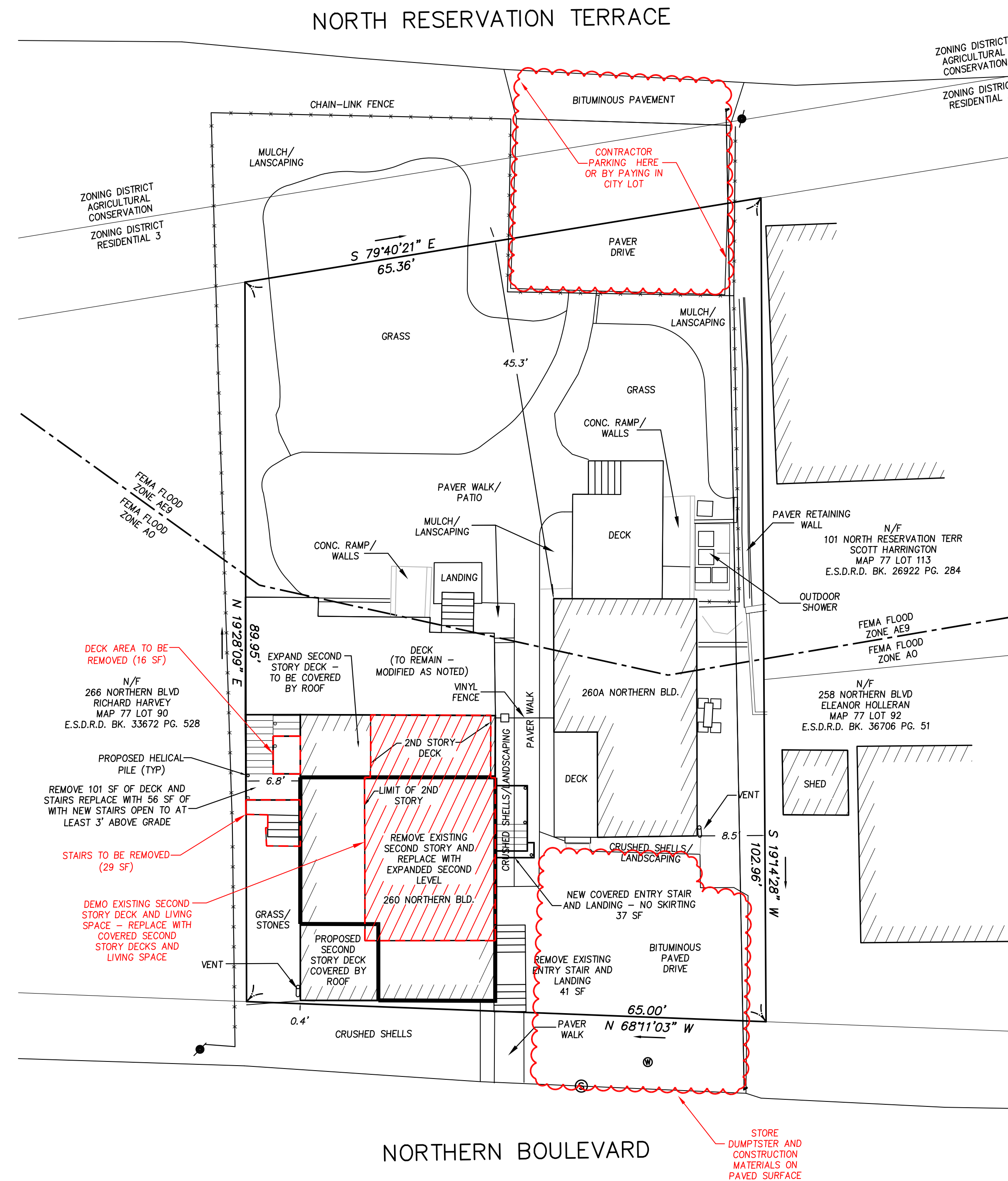
LOCUS TITLE INFORMATION

260 NORTHERN BOULEVARD

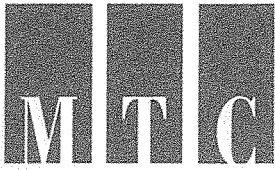
OWNER: JOHN A. WATKINS & LOUISA M. TANNER

DEED REFERENCE: BK. 36926 PG. 359

ASSESSORS: MAP 71 LOT 91



*NOTES RELATE TO REQUEST FOR DETERMINATION OF APPLICABILITY APPLICATION



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700
Fax 978.463.7747
www.mtclawyers.com

April 29, 2021

By Electronic Mail and Hand Delivery

Joe Teixeira, Chair
Newburyport Conservation Commission
City of Newburyport
City Hall
60 Pleasant Street
Newburyport, Massachusetts 01950

Re: Substantial Improvement Determination
260 Northern Boulevard (the "Property")
Assessors Map 71, Lot 91

Dear Chair Teixeira and Members of the Commission:

Reference is made to the above-captioned matter. In that connection, this firm represents Louisa Tanner and John Watkins, the owners of the Property, who seek to renovate the interior of their home which is located on the Plum Island Barrier Beach. This letter and supporting documentation show that the proposed work does not rise to the level of a "substantial improvement" under the Newburyport Wetlands Ordinance and Regulations, ("Ordinance" and "Regulation") and therefore does not need to comply with provisions relating to such. Attached as **Exhibit A**, please find an executed copy of the Substantial Improvement Determination Form.

The Property currently contains two dwelling units. The proposed work is entirely on the primary dwelling unit on the Property. The primary home is two stories, with the second story containing a loft accessed by a spiral staircase. The planned renovations include expanding the second floor to allow for a non-spiral staircase and addition of a bathroom, partial renovations to the interior of the first floor, and partial removal and replacement of the existing decks. While 245 square feet ("sf") of habitable living area will be added to the second floor of the structure, the footprint of the home will be untouched.¹

The Newburyport Wetlands Ordinance provides specific performance standards for the Barrier Beach, including that all "substantial improvements" shall be built on open pilings. Ordinance § 6.5-28 B (2). Ordinance § 6.5-28 B (3) explains that "for the purposes of the Ordinance, the term 'substantial improvement' shall mean an improvement that increases the market value of the building by an amount equal to or greater than 50% or an improvement that increases the square footage by an amount equal to or greater than 25%." This is the *25% / 50% Rule*.

The Newburyport Wetlands Regulation § 6 (B) specifies the criteria for satisfying this *25% / 50% Rule*. The *25% / 50% Rule* is used to determine whether a

¹ The Applicant has received approval from the Zoning Board for this proposed renovation.

proposed project is indeed a “substantial improvement” resulting in the need for the existing building to be placed on pilings. A project needs to satisfy both parts of the 25% / 50% Rule to not be considered a “substantial improvement.” As described below, an analysis under Regulation § 6 (B) show the proposed work is not a “substantial improvement.”

I. Analysis Under Regulation § 6(B)(1) – 25% Rule

Regulation § 6 (B) (1) provides criteria for the “25% Rule” portion of the 25% / 50% Rule. If the proposed project increases the structure’s pre-project square footage of habitable living space by 25% or more, then the entire house needs to be placed on pilings.

The proposed project² does not cross the 25% threshold. We note that the existing square footage of the structure as indicated on the Assessor’s Card is slightly lower than the existing square footage measured by the architect. For the purposes of a thorough analysis, we include the respective calculations for the 25% Rule under each metric, and then a third calculation using the lowest possible current existing square footage (Assessor’s Card) and highest resulting post-renovation square footage (Architectural plans). In all three instances the improvements add less than 25% of habitable living space.

A. Assessor’s Existing Square Footage Analysis

According to the Assessor’s Card for the Property, attached hereto as **Exhibit B**, the living area of the existing structure is 1,160 sf— 840 sf of first floor living area, and 320 sf of living area on the second story. Twenty-five percent, or one quarter, of the current living space is 290 sf.

$$(1,160 \text{ sf Assessed living space}) \div 4 = 290 \text{ sf expansion allowed}$$

This means that under the 25% rule, additions of less than 290 square feet of habitable living area could be made without exceeding the 25% threshold.

The proposed project contemplates adding 245 sf of living space to the second floor. See plans attached hereto as **Exhibit C**. This means, the proposed project increases the square footage by less than 25%. More precisely, an addition of 245 sf is a 21% increase of livable area over the assessed square footage of 1,160 sf.

$$(1,160 \text{ sf Assessed sf}) \div (245 \text{ sf proposed addition}) = .211 \text{ or } 21\%$$

B. Architectural Measurement Square Footage Analysis

We note that the Existing Conditions Plans, attached hereto as **Exhibit C**, show the existing square footage of habitable living space³ of the structure as 1,189 sf, with 860 sf on the first floor, and 329 sf on the second floor. This is slightly different than the numbers in the Assessor’s database, but these numbers are more accurate as they were derived from direct measurement. The 25% Rule analysis of the project using 1,189 sf as the existing conditions and the end measurement of 1,424 sf, as shown on the plans, still shows the improvement is an increase less than 25%.

² For the purpose of clarity, it should be noted that the analysis are only applied to the structure undergoing renovation.

³ “Habitable living space” is expressed on the plans as “gross square footage”.

According to the project architect, existing habitable square footage of the structure is 1,189 sf. One quarter, or 25% of that is 297.25 sf.

$$(1,189 \text{ sf}) \div 4 = 297.25 \text{ sf expansion allowed}$$

As shown on the Proposed Project Plans, included in **Exhibit C**, the proposed alterations result in a square footage of 1,434, which is an increase of 245 sf—well below the 25% or 290 sf allowed.

$$(1,434 \text{ sf after renovations}) - (1,189 \text{ sf before renovations}) = 245 \text{ sf added}$$

C. Conservative Compilation Analysis – Reconciling Assessed and Measured Square Footage

As a final academic exercise, we calculated the percentage increase of square footage using the Assessed existing square footage (as it is the lowest of the two at the 1,160 sf) and using the projected final square footage from the architectural drawings at 1,434 sf. Even using this conservative measure, the Project does not increase the square footage by 25% (290 sf) or more.

$$(1,160 \text{ sf Assessed sf}) \div 4 = 290 \text{ sf expansion allowed}$$

As shown above, using the Assessor’s existing square footage, the project cannot add more than 290 sf of habitable living space. The final square footage of the project, as shown on the Architect’s plans, increases the square footage to 1,434 sf.

$$(1,434 \text{ sf after renovations}) - (1,160 \text{ sf Assessed living space}) = 274 \text{ sf added}$$

Using the Assessed square footage rather than the measured square footage for the existing structure for the 25% calculation, at this extreme, the project would result in an increase of 274 sf of habitable living space.⁴ This 274 sf is still below the allowed 290 sf increase permitted and is the equivalent of a 23.6% increase—which is still below of the 25% threshold articulated in Regulation § 6 (B) (1).

$$(274 \text{ sf}) \div (1,160 \text{ sf of living space}) = 23.6\%$$

II. Analysis Under Regulation § 6(B)(2) – 50% Rule

The second prong of an inquiry into substantial improvement is a cost determination.

Ordinance § 6.5-28 B (3) provides that “for the purposes of the Ordinance, the term ‘substantial improvement’ shall mean an improvement that increases the market value of the building by an amount equal to or greater than 50%” This is the source of the Regulation’s “50% Rule”.

Regulation § 6(B)(2) provides two ways for an applicant to show a proposed project meets the 50% Rule. This memorandum contains the documentation required to demonstrate that the project does not increase the market value of the structure by 50% or more, and therefore is not a substantial improvement using the “50% Rule” methodology contained in Regulation § 6 (B) (2) (a).

⁴ We note for the purposes of zoning and construction, there is no discrepancy in existing square footage of the structure, and actual square footage is as reflected in the architects’ plans.

Regulation § 6 (B) (2) (a) requires that an applicant present a licensed Appraiser's valuation of the existing house, structure only. That appraisal is attached hereto as **Exhibit D**. Regulation § 6 (B) (2) (a) also requires the same licensed Appraiser's valuation of the proposed house, post-renovation. That appraisal is attached hereto as **Exhibit E**. As required by the regulation, both evaluations are signed by the appraiser, both reference the specific plans from which the evaluations were made, and both include the methodology use when making the evaluations.

As shown in **Exhibit D**, the structure in its existing condition appraised at: **\$416,000**.

As shown in **Exhibit E**, the structure post-renovation will be valued at: **\$472,000**.

Based on the above appraisals, the work proposed will only add a value of \$56,000 to the structure.

(\$472,000 market value post-work) – (\$416,000 current market value) = \$56,000 added market value

(\$56,000 added market value) ÷ (\$416,000 current market value) = .134 or 13% increase in market value

Under the 50% Rule, a market value increase of up to \$208,000 would be permitted under the Regulation § 6 (B) (2) (a) analysis.

(\$416,000 current market value) x 50% = \$208,000

An increase in market value of \$56,000 is only a 13% increase in market value, which is much lower than the allowed increase of 50%, which in this case equates to a \$208,000 increase in market value.

III. Conclusion

Based on the foregoing, the most conservative calculation increases the habitable living space of the structure by only 23.6%, which is under the 25% requirement. Further, the appraisals show the project will increase the market value by 13%, which is far below the 50% that would render the project a substantial improvement. Therefore, the proposed project is not a substantial improvement under the *25% / 50% Rule*.

Please do not hesitate to contact me at 978-463-7700 if you have any questions.

Respectfully submitted
Louisa Tanner and John Watkins
By their Attorneys,



Lisa L. Mead
Olympia Bowker

cc: client

Attachments

- A Completed Substantial Improvement Certification Form
- B Assessor's Card
- C Plans of Property: Existing and Proposed Conditions
- D Structure Appraisal – Current Conditions
- E Structure Appraisal – Proposed Work

EXHIBIT A



CITY OF NEWBURYPORT
CONSERVATION COMMISSION

60 PLEASANT STREET
NEWBURYPORT, MA 01950
978-465-4462

Substantial Improvement Determination Form

This form and all attachments should be emailed in .pdf format to the Conservation Administrator at igodtfredsen@cityofnewburyport.com with two paper copies delivered to the Planning Office at City Hall.

Under the City of Newburyport Wetlands Protection Regulations, Section 6 (C), an existing building on Plum Island must be placed on pilings if the proposed renovations exceed the "25%/50% Rule."

This rule specifies that an existing building must be placed on pilings if proposed renovations satisfy both of the following criteria:

- 1) A 25% or greater increase in square-footage, based on total square footage of habitable living space, and
- 2) A 50% or greater increase in the value of the structure. This may be determined by one of two methods:
 - a. As determined by a licensed appraiser's valuation of the existing house (structure only) and the same licensed appraiser's valuation of the structure with the proposed improvements.
 - b. As determined by the assessed value of the house (structure only) from the Assessor's office and a cost estimate from a licensed builder for the proposed work.

**note: Appraisals and cost estimates described above do not include house-hold appliances and fixtures.*

The licensed appraiser or contractor shall provide the detailed valuations specified above along with this form, certifying their professional approval of the submission.

Project Address: 260-260A Northmen Boulevard

Property Owner or Applicant: Tanner

Name of Certified Appraiser/Contractor: Gregory C. Story

Phone number: 781-661-4014

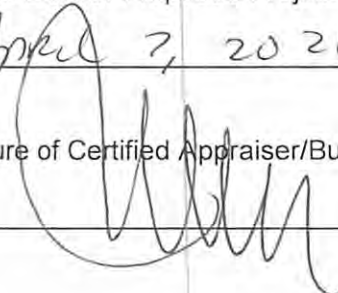
Email address: gstory@amconsults.com

Project Title/Description: Tanner Addition

Title and Date of Proposed Project Plans and Specifications used to determine values:

April 7, 2021

Signature of Certified Appraiser/Builder:



Date: April 13, 2021

EXHIBIT B

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				
WATKINS JOHN A LOUISA M TANNER T/E 260 NORTHERN BLVD NEWBURYPORT, MA 01950						Description	Code	Appraised Value	Assessed Value	123 NEWBURYPORT, MA
Additional Owners:						RESIDENTL RES LAND	1090 1090	408,000 290,500	408,000 290,500	
SUPPLEMENTAL DATA						VISION				
Other ID: 77-91		CONDO CV: INLAW Y/N: LOT SPLIT: 40B HSNG: ASSOC PID#								
SUB-DIV						Total 698,500 698,500				
PHOTO										
WARD 1										
TILE #:										
ATT 1/2 HSE:										
GIS ID: M_255801_951848										

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)									
WATKINS JOHN A		36926/0359	08/09/2018	Q	I	779,000	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
GORDON STEVEN J		23819/0409	12/31/2004	Q	I	462,500	00	2020	1090	408,000	2019	1090	250,500	2018	1090	240,500	
PURDY GRACE M		6137/ 601	04/07/1975			0		2020	1090	290,500	2019	1090	290,500	2018	1090	276,600	
Total:										698,500	Total:		541,000		Total:		517,100

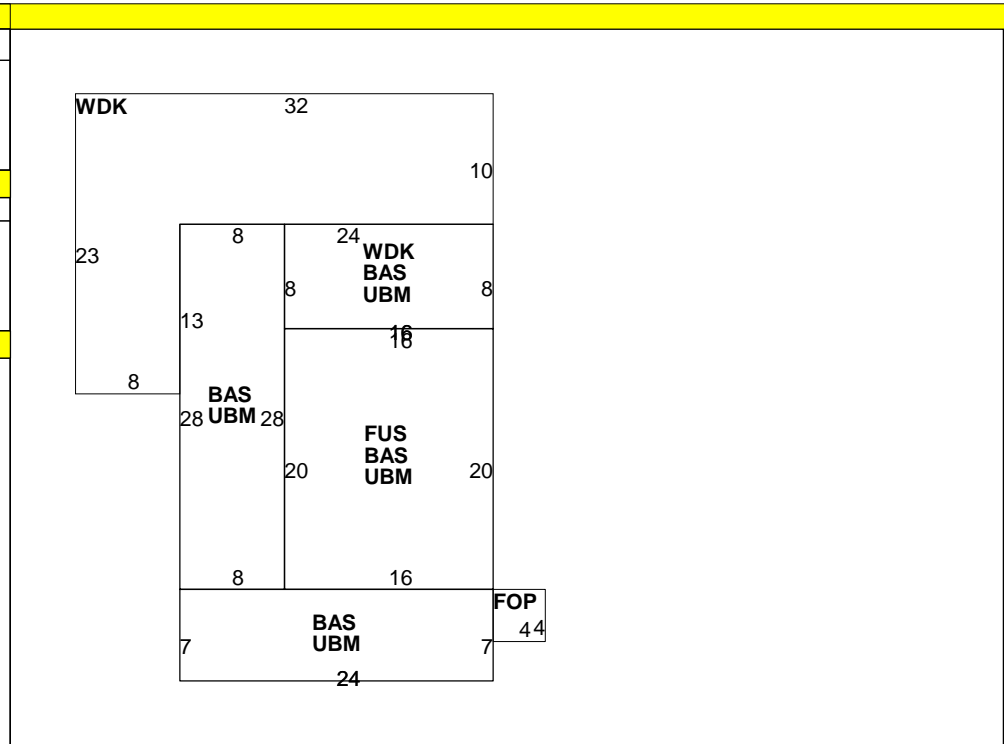
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.				
Total:												

ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY			
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch				
5/A								
NOTES					Appraised Bldg. Value (Card) 315,700 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 290,500 Special Land Value 0 Total Appraised Parcel Value 698,500 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 698,500			

BUILDING PERMIT RECORD								VISIT/ CHANGE HISTORY						
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
A2019-0645	10/29/2019	RE	Remodel	12,350		0		REMODEL KITH, REM	08/29/2019			DG	50	Building Permit
A2019-0060	02/14/2019	BP	REPAIR/MISC	12,000		100		ONE QUAD SLIDING D	06/24/2016			DG	50	Building Permit
A-2016-76	02/18/2016	RE	Remodel	2,980		100		STRIP&RE-ROOF(APP	10/18/2006			PR	02	Measur+2Visits
									10/20/1997			CN	00	Measur+Listed
									10/16/1997			CN	01	Measur+1Visit

LAND LINE VALUATION SECTION																				
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value	
																Spec Use	Spec Calc			
1	1090	MULTI HSES MDL-01	R3				6,210 SF	35.98	1.0000	5	1.0000	1.00	P1	1.30				1.00	46.77	290,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		Conventional				
Model	01		Residential				
Grade	04		Average +10				
Stories	2		2 Stories	Kitchen Grd			
Occupancy	1			MIXED USE			
Exterior Wall 1	25		Vinyl Siding	Code	Description	Percentage	
Exterior Wall 2				1090	MULTI HSES MDL-01	100	
Roof Structure	07		Gambrel	COST/MARKET VALUATION			
Roof Cover	03		Asph/F Gls/Cmp	Adj. Base Rate:		253.06	
Interior Wall 1	05		Drywall/Sheet	Replace Cost		350,746	
Interior Wall 2				AYB		1900	
Interior Flr 1	09		Pine/Soft Wood	EYB		2009	
Interior Flr 2				Dep Code		E	
Heat Fuel	02		Oil	Remodel Rating			
Heat Type	04		Forced Air-Duc	Year Remodeled			
AC Type	01		None	Dep %		10	
Total Bedrooms	03		3 Bedrooms	Functional Obslnc		0	
Total Bthrms	1			External Obslnc		0	
Total Half Baths	0			Cost Trend Factor		1	
Total Xtra Fixtrs				Condition			
Total Rooms	5		5 Rooms	% Complete		90	
Bath Style	02		Average	Overall % Cond		90	
Kitchen Style	02		Average	Apprais Val		315,700	
				Dep % Ovr		0	
				Dep Ovr Comment			
				Misc Imp Ovr		0	
				Misc Imp Ovr Comment			
				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	840	840	840	253.06	212,573
FOP	Porch, Open	0	16	3	47.45	759
FUS	Upper Story, Finished	320	320	320	253.06	80,980
UBM	Basement, Unfinished	0	840	168	50.61	42,515
WDK	Deck, Wood	0	552	55	25.21	13,918
Ttl. Gross Liv/Lease Area:		1,160	2,568	1,386		350,746



EXHIBIT C

ADDITIONS/ALTERATIONS
TO THE:
TANNER-WATKINS RESIDENCE
260 NORTHERN BLVD., NEWBURYPORT, MA 01950

REVISION & REISSUE NOTES

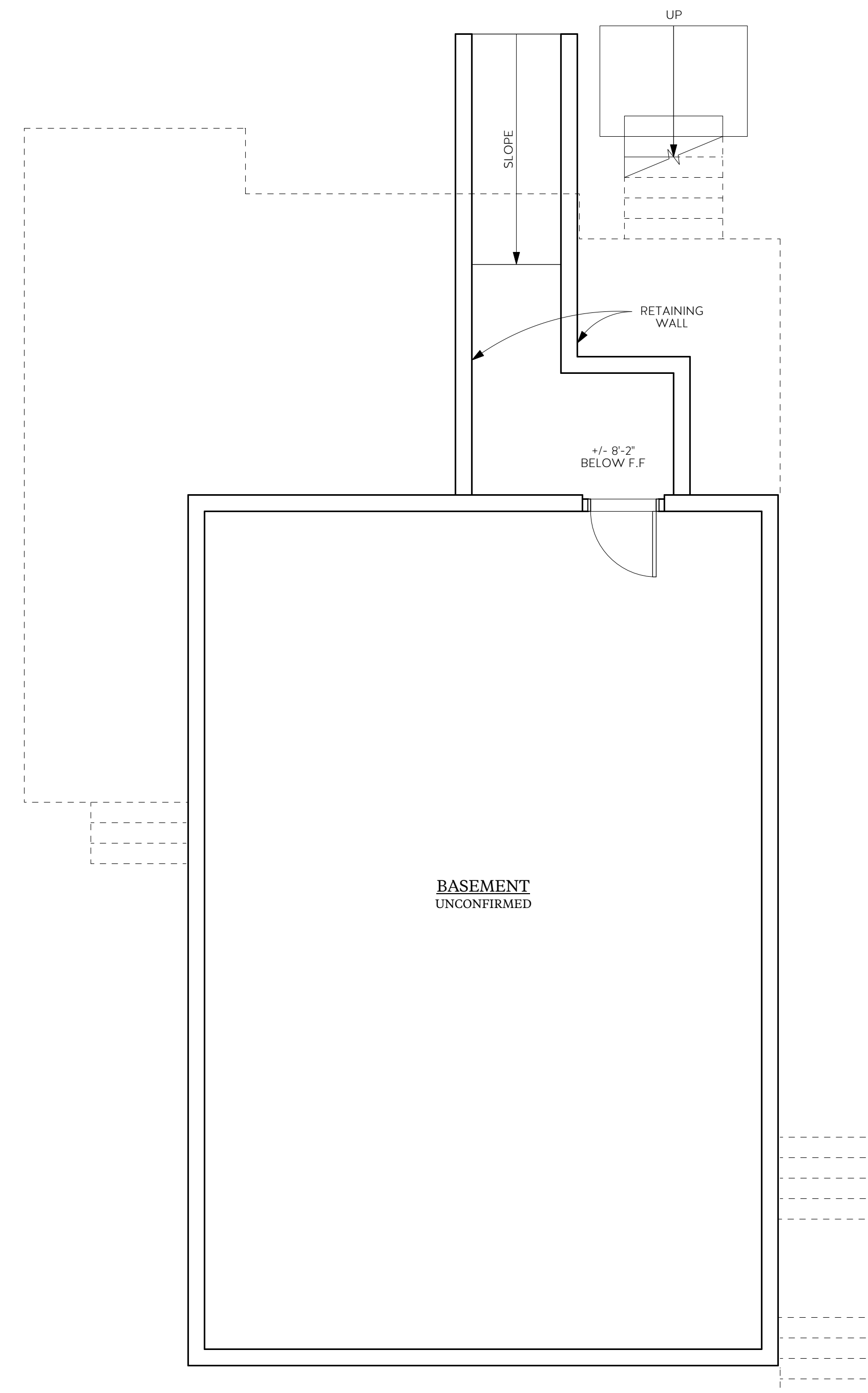
No.	Date	Notes
A	2/4/2021	ISSUED FOR APPROVAL
B	4/7/2021	SQ.FT. CHARTS

Project #	Project Manager	Date
2020-53	X.X.	4-15-21

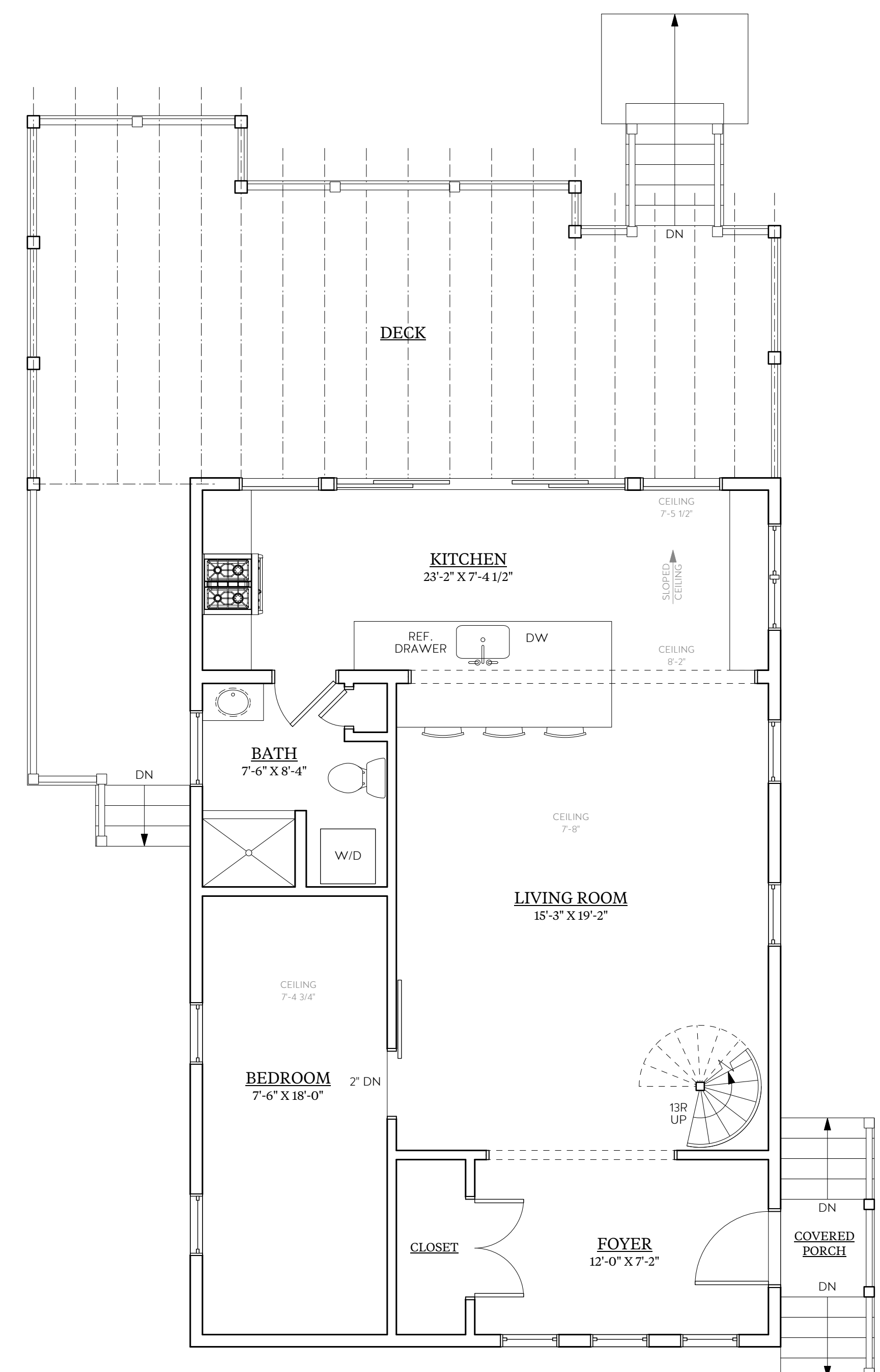
Scale: AS NOTED

EXISTING PLANS

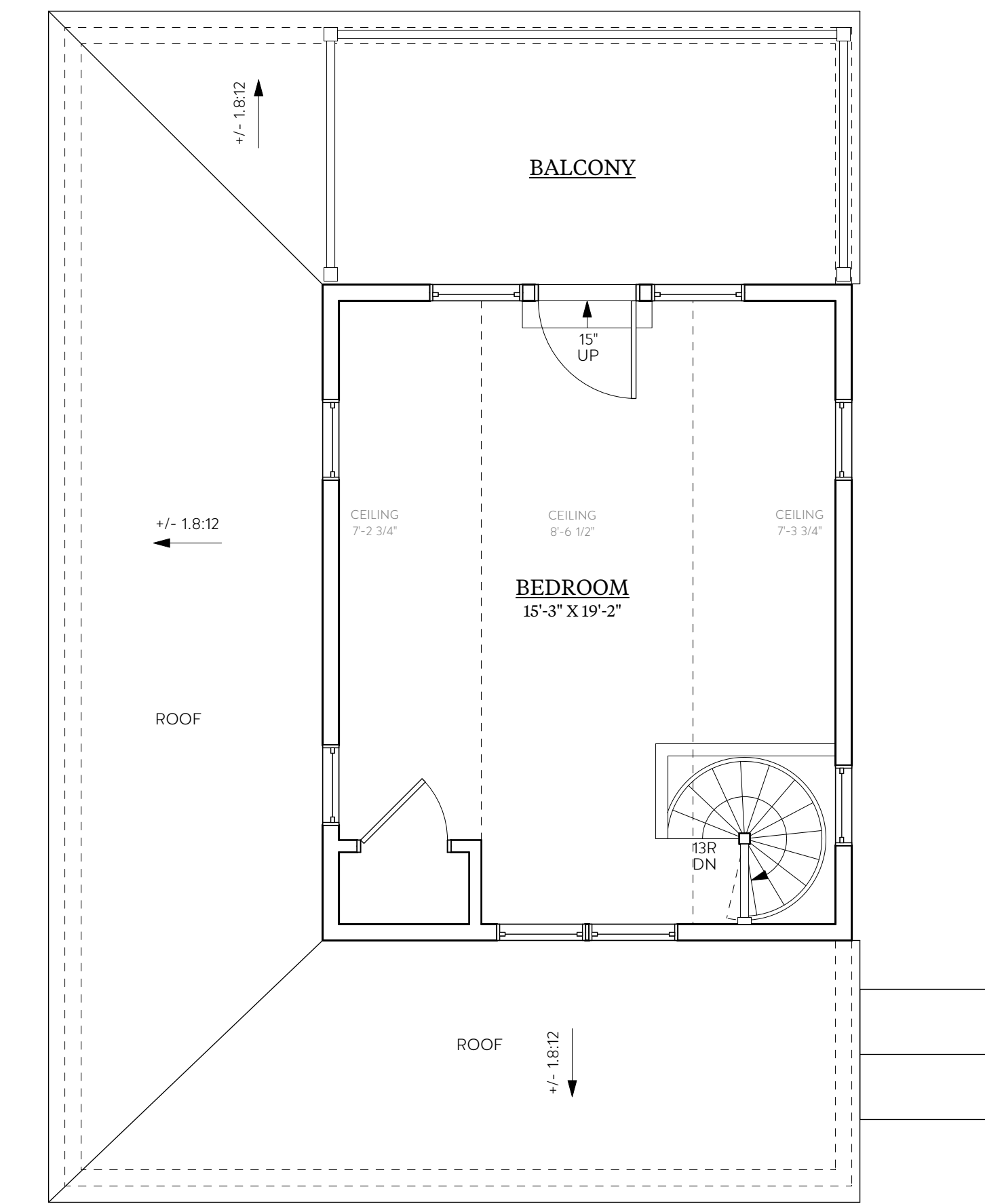
EC1.1



0 EXISTING BASEMENT PLAN
Scale: 1/4" = 1'-0"



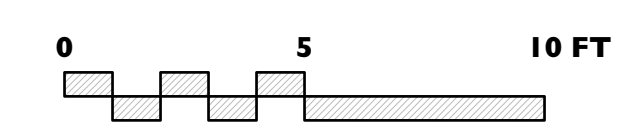
1 EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



2 EXISTING SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

EXISTING GROSS SQUARE FOOTAGE

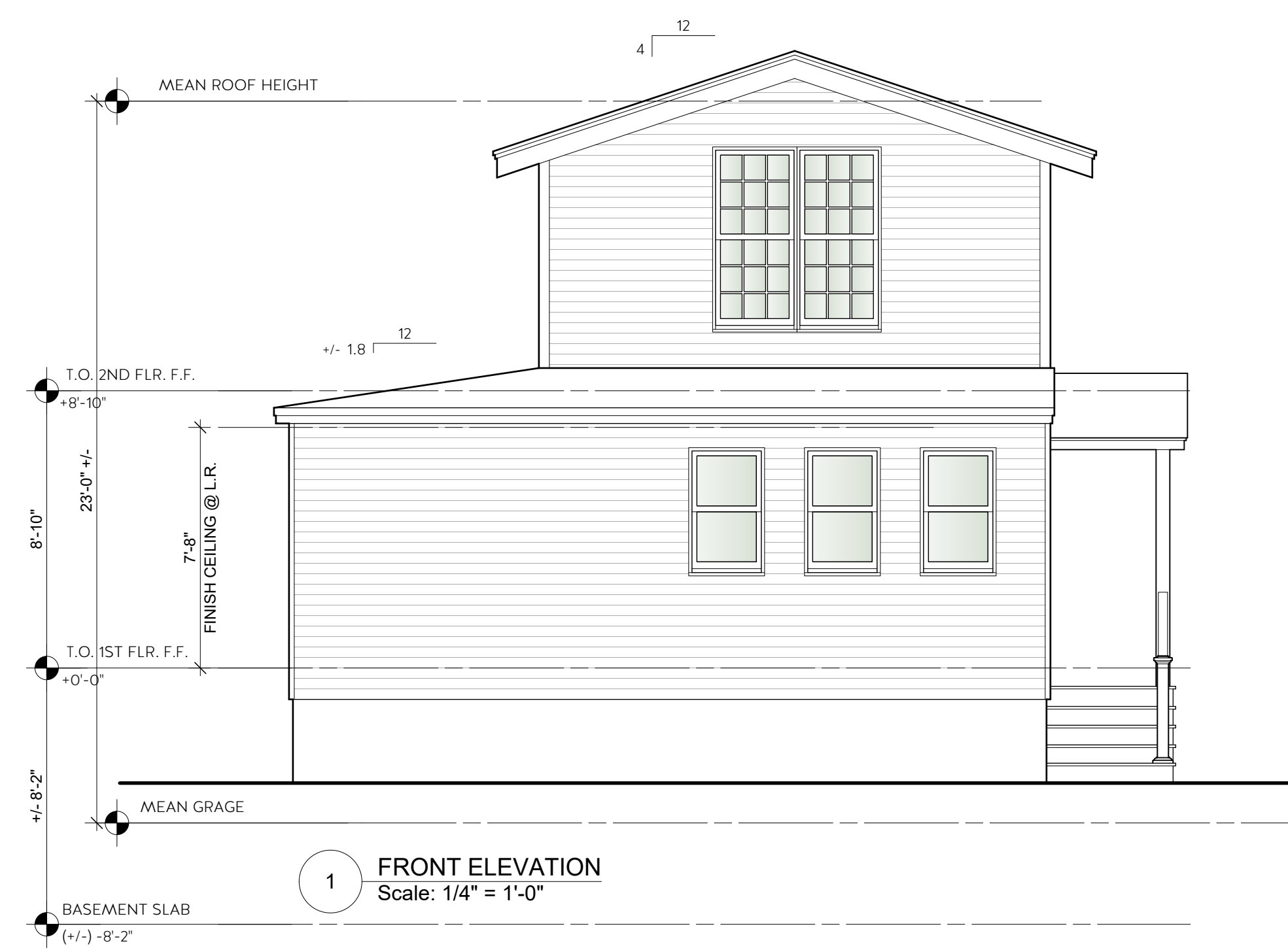
FIRST FLOOR	860 SQ.FT.
SECOND FLOOR	329 SQ.FT.
TOTAL:	1,189 SQ.FT.



ADDITIONS/ALTERATIONS
TO THE:
TANNER-WATKINS RESIDENCE
260 NORTHERN BLVD., NEWBURYPORT, MA 01950



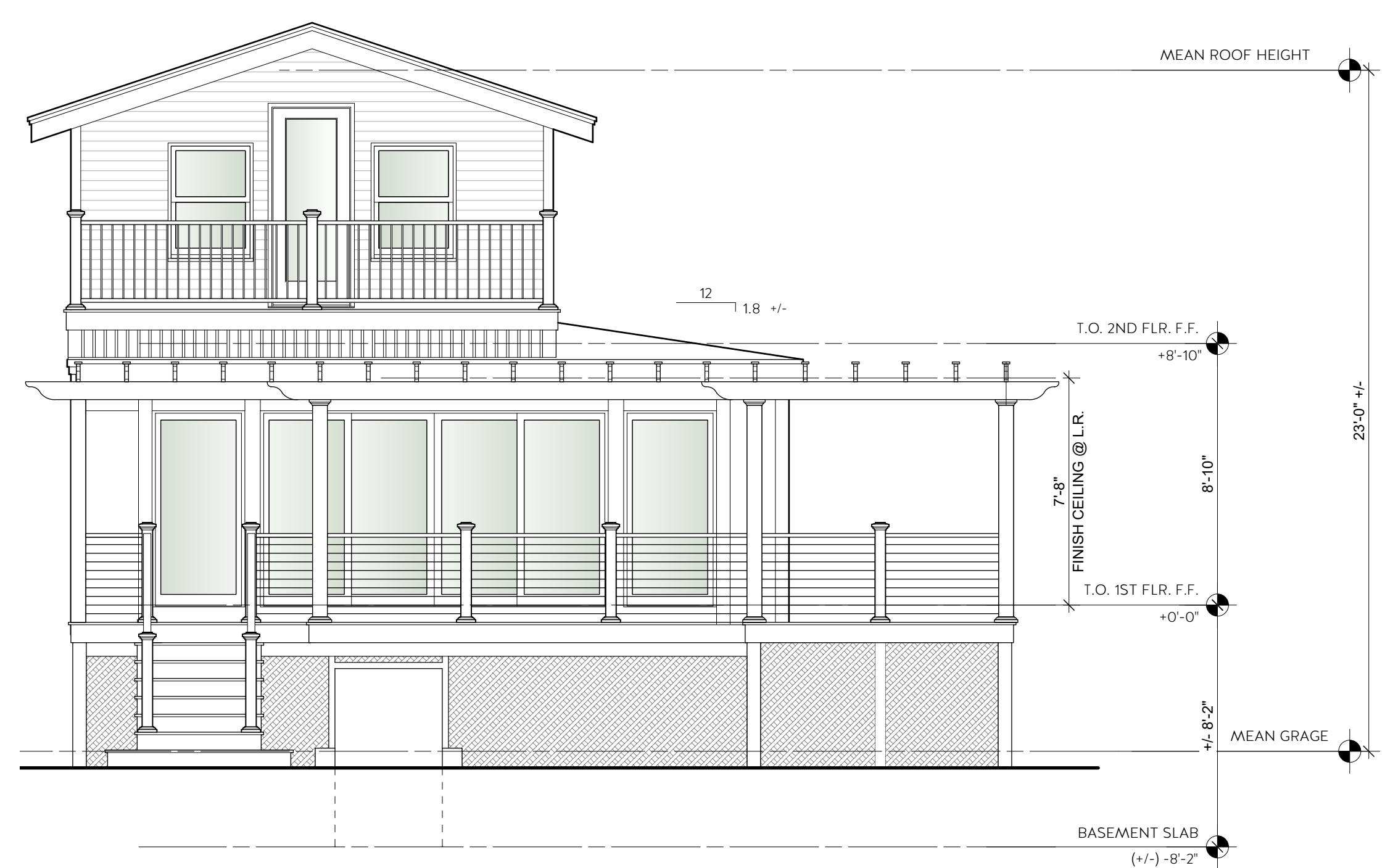
2 LEFT ELEVATION
Scale: 1/4" = 1'-0"



1 FRONT ELEVATION
Scale: 1/4" = 1'-0"



3 RIGHT ELEVATION
Scale: 1/4" = 1'-0"



4 REAR ELEVATION
Scale: 1/4" = 1'-0"

REVISION & REISSUE NOTES

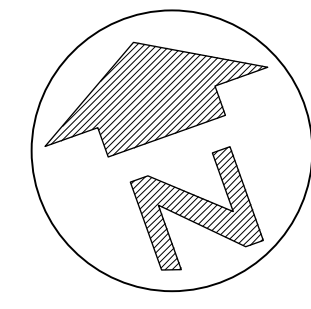
No.	Date	Notes
A	2/4/2021	ISSUED FOR APPROVAL

Project #	Project Manager	Date
2020-53	X.X.	4-15-21

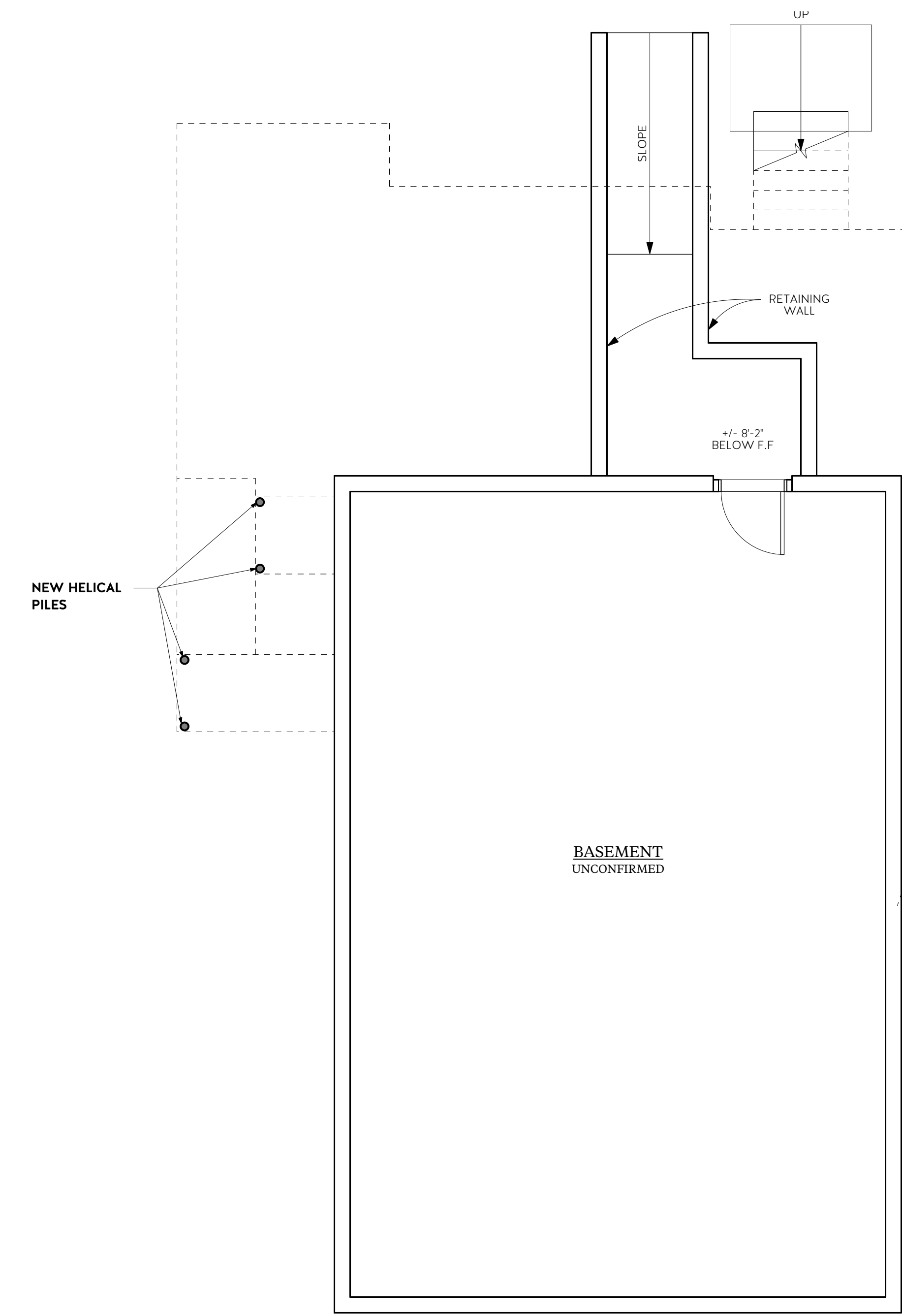
Scale: AS NOTED

EXISTING
ELEVATIONS

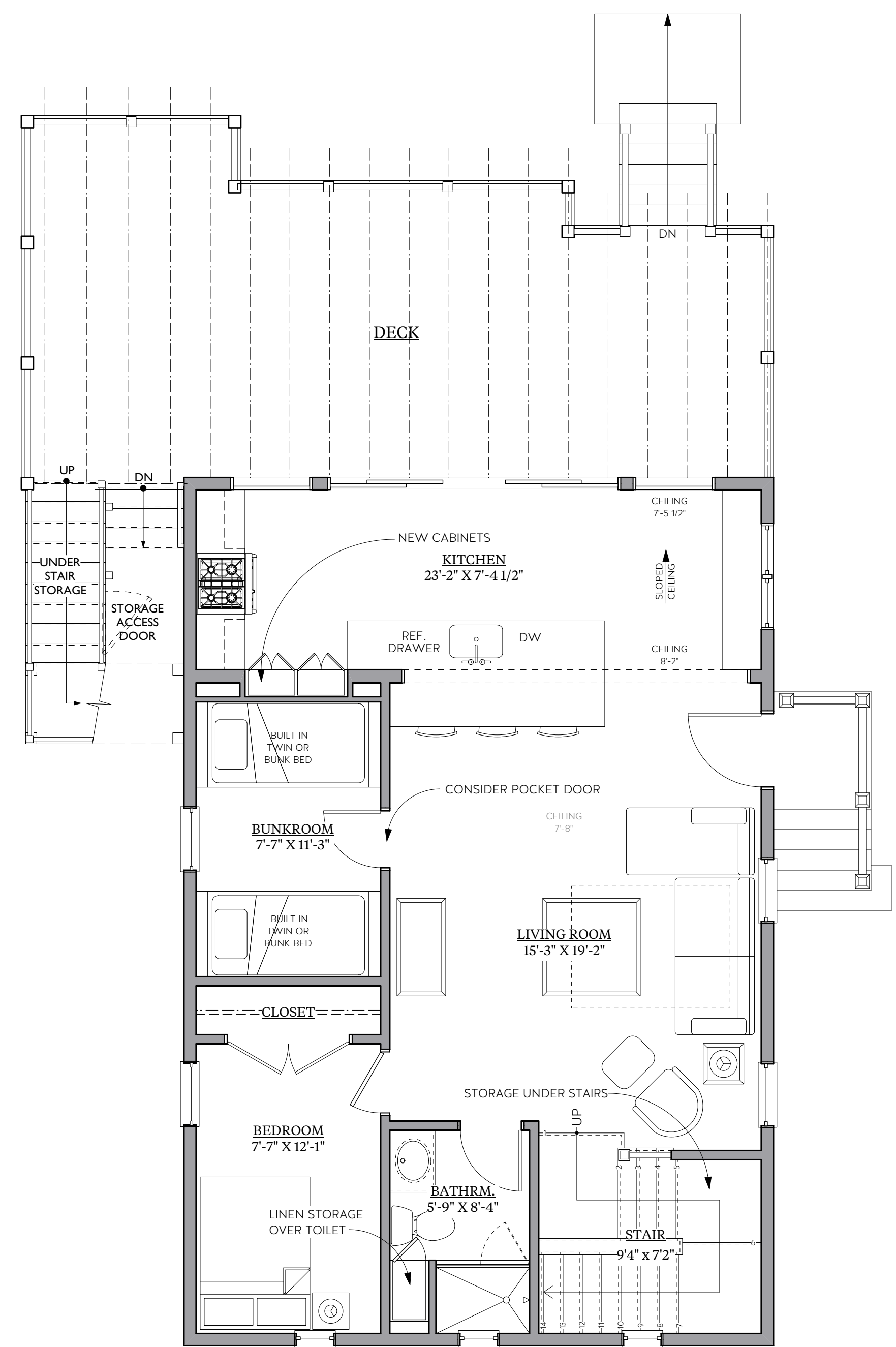
EC2.1



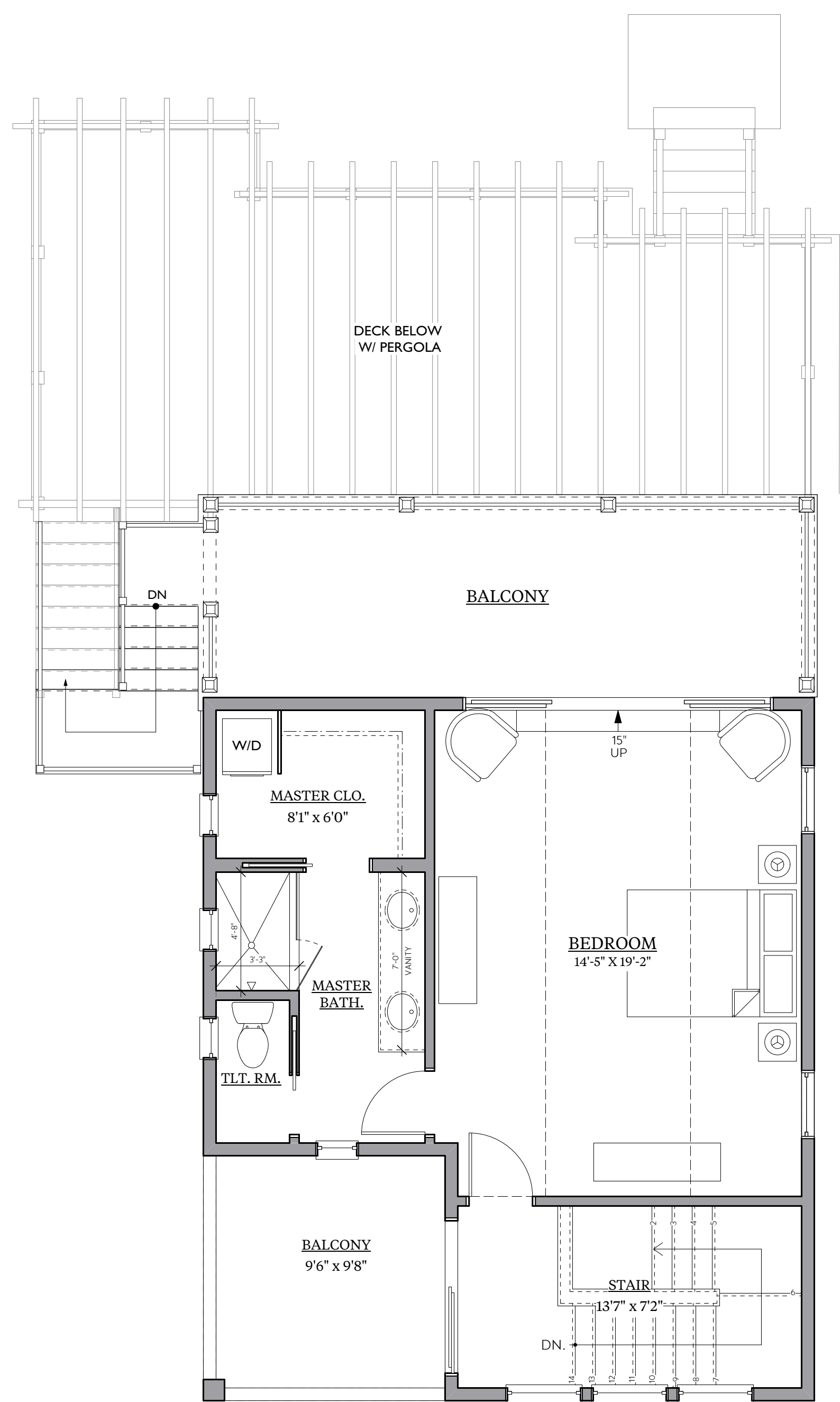
ADDITIONS/ALTERATIONS
TO THE:
TANNER-WATKINS RESIDENCE
260 NORTHERN BLVD., NEWBURYPORT, MA 01950



3 PROPOSED BASEMENT PLAN
Scale: 1/4" = 1'-0"

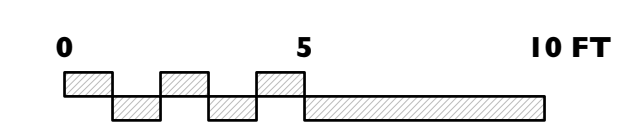


1 PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

PROPOSED GROSS SQUARE FOOTAGE	
FIRST FLOOR	860 SQ.FT.
SECOND FLOOR	574 SQ.FT.
TOTAL:	1,434 SQ.FT.



REVISION & REISSUE NOTES		
No.	Date	Notes
A	12-7-201	SD MEETINGTS
B	1-8-21	DESIGN REVISIONS
C	1-11-21	DESIGN REVISIONS
D	1/18/21	DESIGN REVISIONS
E	2/4/2021	ISSUED FOR APPROVAL
F	3/4/2021	BASEMENT PLAN
G	4/7/2021	SQ.FT. CHARTS

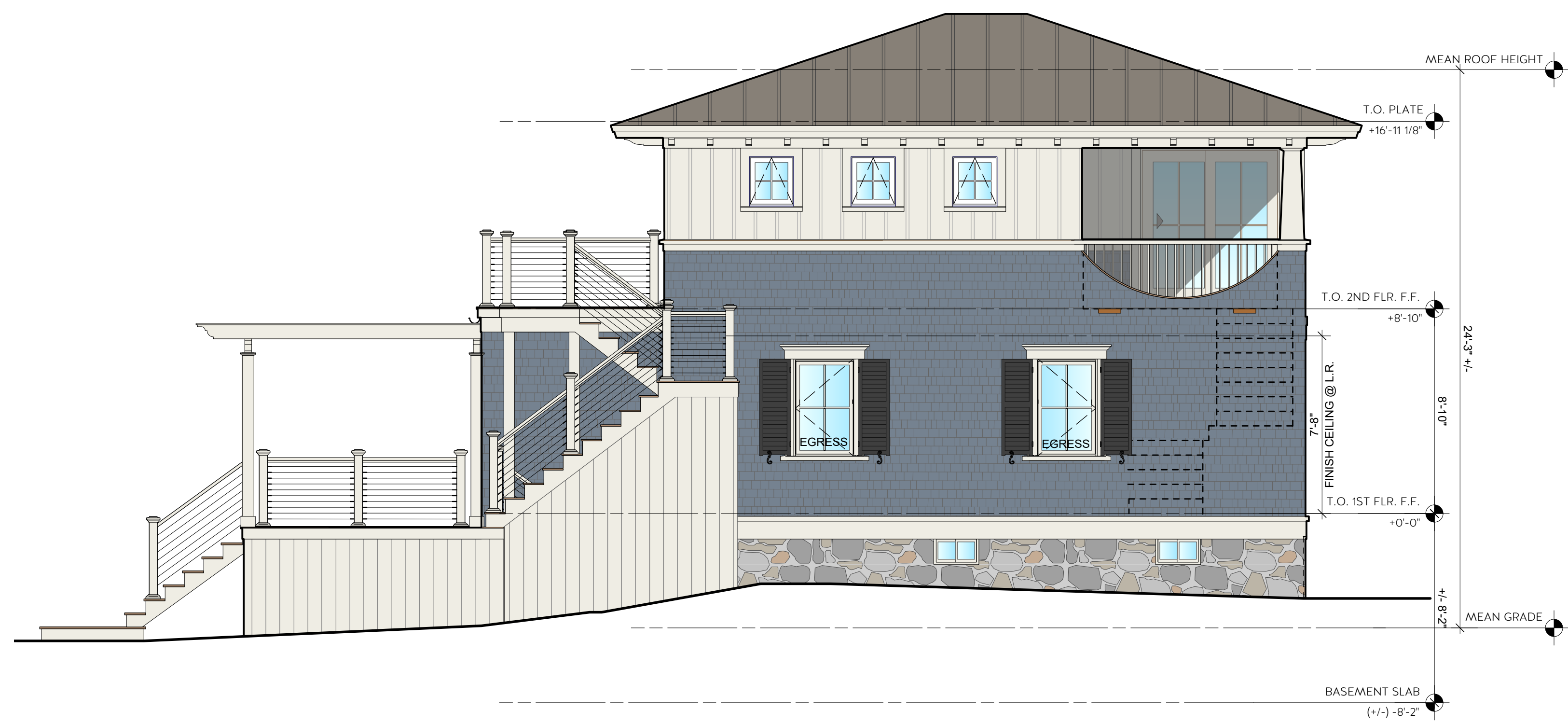
Project #	Project Manager	Date
2020-53	X.X.	4-15-21

Scale: AS NOTED

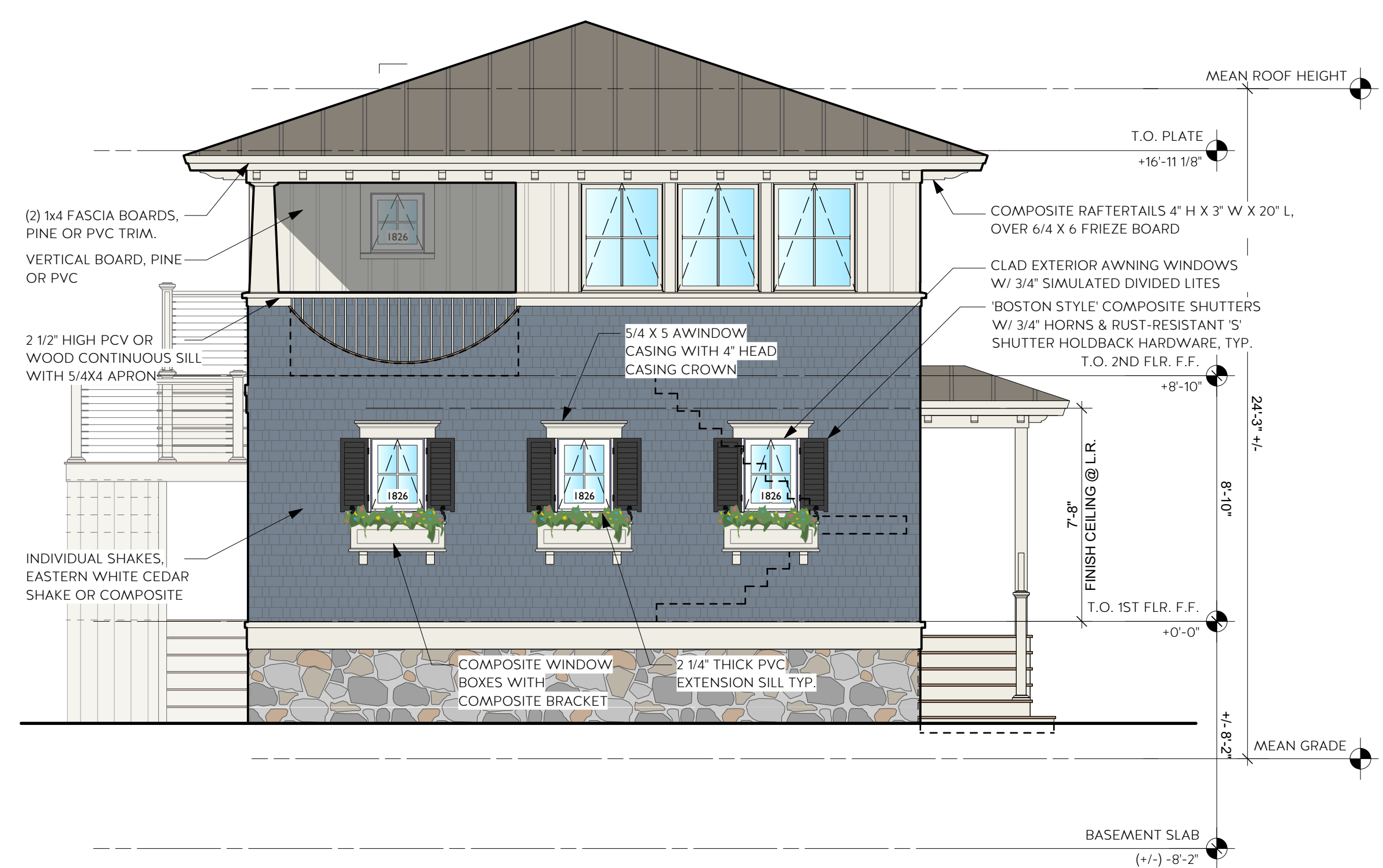
PROPOSED FLOOR
PLANS

A1.1

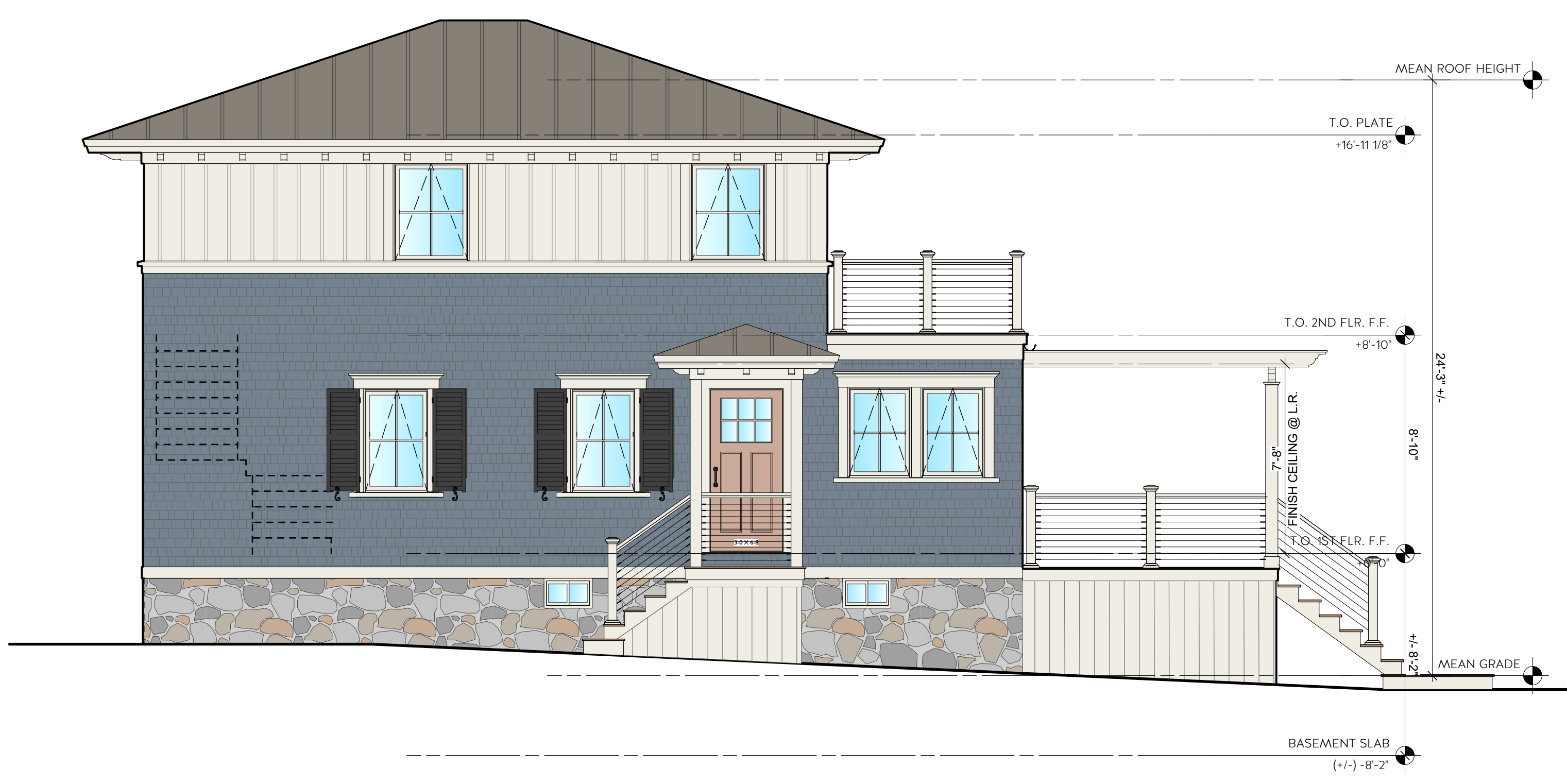
ADDITIONS/ALTERATIONS
TO THE:
TANNER-WATKINS RESIDENCE
260 NORTHERN BLVD., NEWBURYPORT, MA 01950



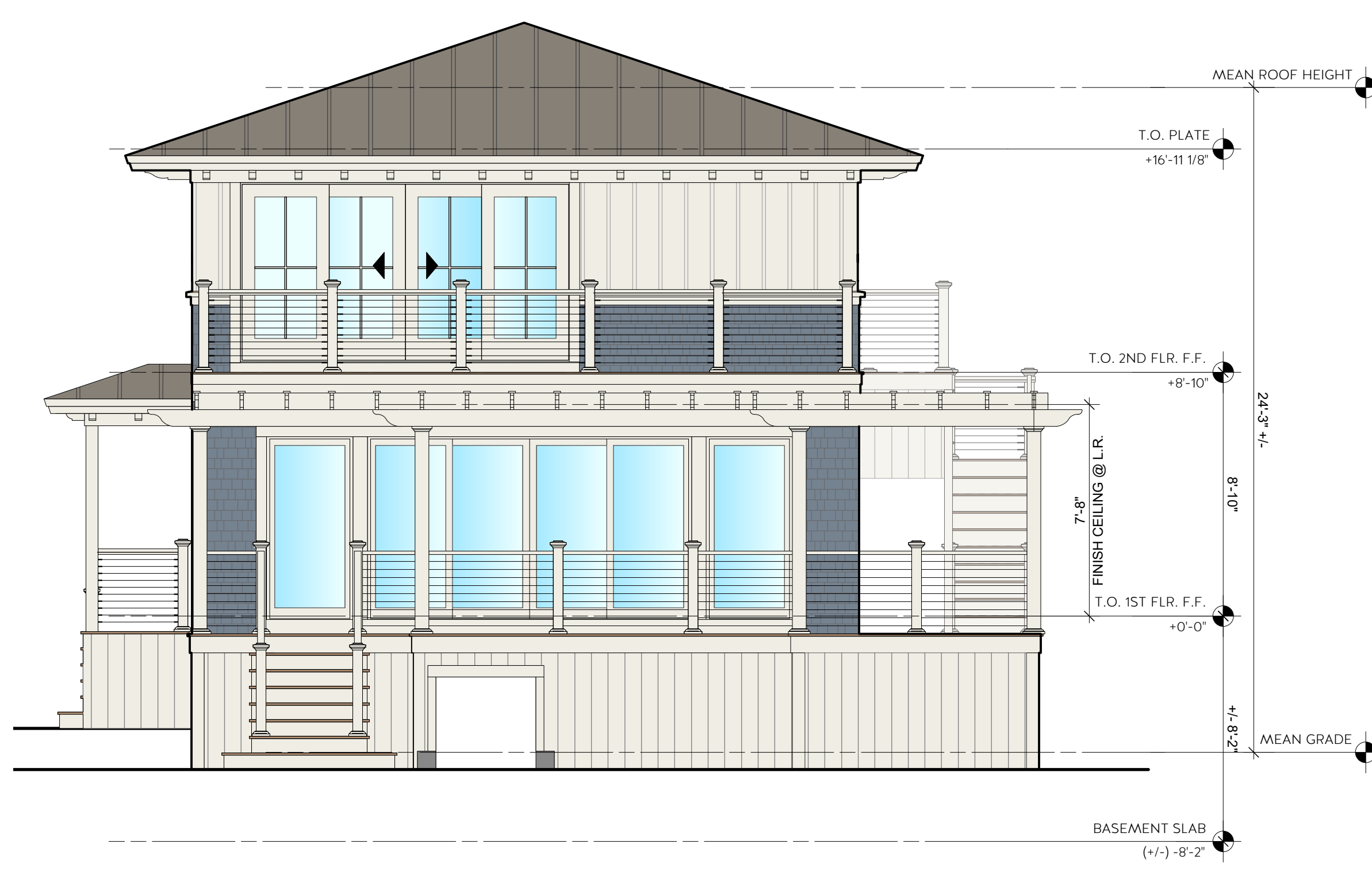
3 SOUTHWEST ELEVATION
Scale: 1/4" = 1'-0"



1 SOUTHEAST ELEVATION - NORTHEND BOUL.
Scale: 1/4" = 1'-0"



2 NORTHEAST ELEVATION
Scale: 1/4" = 1'-0"



4 NORTHWEST ELEVATION - WATER SIDE
Scale: 1/4" = 1'-0"

REVISION & REISSUE NOTES

No.	Date	Notes
A	2/4/2021	ISSUED FOR APPROVAL

Project #	Project Manager	Date
2020-53	X.X.	4-15-21

Scale: AS NOTED

PROPOSED ELEVATIONS

A2.0

EXHIBIT D

APPRAISAL OF REAL PROPERTY

Two Single Family dwellings on one lot

Multiple values; Current Market Value of total parcel & contributory value of the structure only - 260 Northern Blvd



LOCATED AT

260 Northern Blvd
Newburyport, MA 01950
Book 36929 Page 359

FOR

Louisa M. Tanner
260 Northern Blvd
Newburyport, MA 01950

OPINION OF VALUE

The implied contributory value of the building only - #260 is \$416,000

AS OF

March 9, 2021

BY

Gregory C. Story
A.M. Appraisal Associates, Inc.
405 Waltham Street, Suite 169
Lexington, MA 02421
(781) 661-4014

Client	Louisa M. Tanner	File No.	37754
Property Address	260 Northern Blvd		
City	Newburyport	County	Essex
		State	MA
		Zip Code	01950
Owner	John A. Wadkins & Louisa M. Tanner		

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General scope of assignment and methodology undertaken

The appraiser has been requested by Louisa M. Tanner to isolate the depreciated (contributory) value of the existing improvement to the overall value of the property. The most appropriate method would be to establish the current market value of the subject and subtract out the market value of the land to arrive at the contributory value of the improvement. Due to the unique nature of the area - I was not able to locate any sales that would be considered comparable. Step one in this assignment is to establish the market value of the parcel. Step two is to isolate the contributory value of the land and improvement. As mentioned above no comparable land sales. An alternative method would be to rely upon the City of Newburyport's assessing analysis as it relates to their assessment breakdown. By arriving at a reliable percentage applied to the sales presented a calculation can be made to reflect the contributory value of the building based on the current real estate market.

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

CERTIFICATION: The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise indicated, 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.
4. I have not performed an appraisal on the subject of this report or any other service in the past 5 years.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
9. Unless otherwise indicated, I have made a personal inspection of the interior/exterior areas of the property that is the subject of this report.
10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

ADDRESS OF PROPERTY ANALYZED: 260 Northern Blvd, Newburyport, MA 01950

APPRAISER:

Signature: 
Name: Gregory C. Story

State Certification #: MACG 1251
or State License #: _____
State: MA Expiration Date of Certification or License: 04/10/2022
Date Signed: 04/14/2021

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
Name: _____

State Certification #: _____
or State License #: _____
State: _____ Expiration Date of Certification or License: _____
Date Signed: _____

Did Did Not Inspect Property

RESIDENTIAL APPRAISAL SUMMARY REPORT

SUBJECT	Property Address: 260 Northern Blvd	City: Newburyport	State: MA	Zip Code: 01950
	County: Essex	Legal Description: Book 36929 Page 359		
	Assessor's Parcel #: M: 77 B: 000 L: 091			
	Tax Year: 2021	R.E. Taxes: \$ 9,148	Special Assessments: \$ 0	Borrower (if applicable): N/A

ASSIGNMENT	Current Owner of Record: John A. Wadkins & Louisa M. Tanner	Occupant: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing
	Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input checked="" type="checkbox"/> Other (describe) 2 single Families	HOA: \$ <input type="checkbox"/> per year <input type="checkbox"/> per month
	Market Area Name: Plum Island	Map Reference: 15764
	Census Tract: 2684.00	

MARKET AREA DESCRIPTION	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input checked="" type="checkbox"/> other type of value (describe) contributory value of improvement
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective
	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)

SITE DESCRIPTION	Intended Use: See addendum
	Intended User(s) (by name or type): See addendum
	Client: Louisa M. Tanner
	Appraiser: Gregory C. Story

Address: 260 Northern Blvd, Newburyport, MA 01950	Address: 405 Waltham Street, Suite 169, Lexington, MA 02421
---	---

MARKET AREA DESCRIPTION	Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">Predominant Occupancy</th> <th colspan="2">One-Unit Housing</th> <th colspan="2">Present Land Use</th> <th colspan="2">Change in Land Use</th> </tr> <tr> <td>PRICE</td> <td>AGE</td> <td>PRICE</td> <td>AGE</td> <td>One-Unit</td> <td>85 %</td> <td><input checked="" type="checkbox"/> Not Likely</td> <td></td> </tr> <tr> <td>\$(000)</td> <td>(yrs)</td> <td>\$(000)</td> <td>(yrs)</td> <td>2-4 Unit</td> <td>5 %</td> <td><input type="checkbox"/> Likely *</td> <td><input type="checkbox"/> In Process *</td> </tr> <tr> <td>350</td> <td>Low 0</td> <td>1Mil+</td> <td>High 125</td> <td>Multi-Unit</td> <td>5 %</td> <td colspan="2">* To: _____</td> </tr> <tr> <td>750</td> <td>Pred 50</td> <td></td> <td></td> <td>Comm'l</td> <td>5 %</td> <td colspan="2"></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td colspan="2"></td> </tr> </table>	Predominant Occupancy		One-Unit Housing		Present Land Use		Change in Land Use		PRICE	AGE	PRICE	AGE	One-Unit	85 %	<input checked="" type="checkbox"/> Not Likely		\$(000)	(yrs)	\$(000)	(yrs)	2-4 Unit	5 %	<input type="checkbox"/> Likely *	<input type="checkbox"/> In Process *	350	Low 0	1Mil+	High 125	Multi-Unit	5 %	* To: _____		750	Pred 50			Comm'l	5 %								%		
	Predominant Occupancy		One-Unit Housing		Present Land Use		Change in Land Use																																											
	PRICE		AGE	PRICE	AGE	One-Unit	85 %	<input checked="" type="checkbox"/> Not Likely																																										
	\$(000)		(yrs)	\$(000)	(yrs)	2-4 Unit	5 %	<input type="checkbox"/> Likely *	<input type="checkbox"/> In Process *																																									
350	Low 0	1Mil+	High 125	Multi-Unit	5 %	* To: _____																																												
750	Pred 50			Comm'l	5 %																																													
					%																																													
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%																																																		
Growth rate: <input checked="" type="checkbox"/> Rapid <input type="checkbox"/> Stable <input type="checkbox"/> Slow																																																		
Property values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining																																																		

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The subject is located on Plum Island a section of both Newbury and Newburyport. See addendum for market conditions breakdown; views of the Parker River Wildlife refuge.

MARKET AREA DESCRIPTION	Dimensions: See attached deed	Site Area: 6,230 sf - deed
	Zoning Classification: Residential: R-3; PIOD - overlay	Description: 8,000 sf min lot / 80 sf min Frontage
	Zoning Compliance: <input type="checkbox"/> Legal <input checked="" type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	
	Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Ground Rent (if applicable) \$ /	

MARKET AREA DESCRIPTION	Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) The subject's highest and best use is its current use. Highest and best use is defined as legally permissible, physically possible, financially feasible, and maximally productive. Currently legal non conforming.
	Actual Use as of Effective Date: Two single Family dwellings Use as appraised in this report: Two Single Family dwelling - combined
	Summary of Highest & Best Use: The highest and best use of the subject as of the effective date of report - Two single Family. See addendum for Highest and Best use breakdown.

MARKET AREA DESCRIPTION	Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Generally level
	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street	Paved / public	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	6,230 sf
	Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Curb/Gutter	Granite	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shape	Rectangular
	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Sidewalk	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears adequate

MARKET AREA DESCRIPTION	Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Lights	Incandescent / public	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Neigh/parker river/distant ocean
	Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Alley	none noted	<input type="checkbox"/>	<input type="checkbox"/>		
	Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)									
	FEMA Spec'l Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No FEMA Flood Zone AO FEMA Map # 25009C0129F FEMA Map Date 07/03/2012									

Site Comments: The appraiser is not qualified as an expert in environmental conditions and cannot offer any opinion if any adverse environmental conditions present on site or in the immediate vicinity. The property has frontage along Northern Blvd and the rear abuts Northern Reservation Terrace - across the street from the reservation and beaches.

MARKET AREA DESCRIPTION	General Description	Exterior Description	Foundation	Basement	Heating
	# of Units 2 <input type="checkbox"/> Acc. Unit	Foundation Block	Slab No	Area Sq. Ft. 1,300 sf	Central
	# of Stories 2.	Exterior Walls Vinyl side	Crawl Space No	% Finished 0	Type FWA
	Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Roof Surface Asphalt	Basement Yes	Ceiling OJ	Fuel Gas/elec

MARKET AREA DESCRIPTION	Design (Style) Col/cottage	Gutters & Dwnspts. yes - yes	Sump Pump <input type="checkbox"/> N/A	Walls Block	Cooling Yes
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	Window Type mixed	Dampness <input type="checkbox"/> N/A	Floor CC	Central Yes
	Actual Age (Yrs.) 121	Storm/Screens yes/yes	Settlement N/A	Outside Entry Yes	Other
	Effective Age (Yrs.) 10		Infestation N/A		

MARKET AREA DESCRIPTION	Interior Description	Appliances	Attic <input checked="" type="checkbox"/> None	Amenities	Car Storage <input type="checkbox"/> None
	Floors hdwd,ct,cpt	Refrigerator 2	Stairs <input type="checkbox"/>	Fireplace(s) # No	Garage # of cars (4 Tot.)
	Walls plaster	Range/Oven 2	Drop Stair <input type="checkbox"/>	Patio Yes - 1	Attach. _____
	Trim/Finish wood	Disposal 0	Scuttle <input checked="" type="checkbox"/>	Deck Yes - 2	Detach. _____

MARKET AREA DESCRIPTION	Bath Floor ct/lino	Dishwasher 2	Doorway <input type="checkbox"/>	Porch No	Carport _____
	Bath Wainscot tile	Fan/Hood 2	Floor <input type="checkbox"/>	Fence Yes	Driveway 4
	Doors wood	Microwave 2	Heated <input type="checkbox"/>	Pool No	Surface asphalt
		Washer/Dryer <input type="checkbox"/>	Finished <input type="checkbox"/>	Balcony Yes - 1	

Finished area above grade contains: 8 Rooms 3 Bedrooms 2.0 Bath(s) 1,640 Square Feet of Gross Living Area Above Grade

Additional features: The current owner acquired the property in 2018, since purchase they have upgrade in #260; kitchen; deck; railings; bath. 260A was recently upgrade prior to 2018 sale.

Describe the condition of the property (including physical, functional and external obsolescence): See addendum

RESIDENTIAL APPRAISAL SUMMARY REPORT

37754
File No.: 37754

TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
	Data Source(s): Public records, MLS, Owners and internet search.	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>No listing or sales beyond what was identified.</u>
	Date: 7/17/2018	
	Price: 779,000	
	Source(s): Deed	
2nd Prior Subject Sale/Transfer		
Date:		
Price:	For the purpose of this report I have combined the two improvements into a single economic unit, see below:	
Source(s):		

SALES COMPARISON APPROACH TO VALUE (if developed) The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	260 Northern Blvd Newburyport, MA 01950	227 Northern Blvd Newburyport, MA 01950			39 Reservation Ter Newburyport, MA 01950			4 G St Newburyport, MA 01950		
Proximity to Subject		0.09 miles SE			0.31 miles SE			0.55 miles S		
Sale Price	\$ Not applicable	\$ 850,000			\$ 1,230,000			\$ 824,900		
Sale Price/GLA	\$ /sq.ft.	\$ 490.76 /sq.ft.			\$ 588.52 /sq.ft.			\$ 452.25 /sq.ft.		
Data Source(s)	Inspection	MLS PIN#72673294;DOM 33			MLS PIN#72642000;DOM 69			MLS PIN#72767577;DOM 20		
Verification Source(s)	Inspection	MLS/Assessor			MLS/Assessor			MLS/Assessor		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	
Sales or Financing Concessions	NA	ArmLth Conv;0		ArmLth Assumed Conv;0		ArmLth Conv;0		ArmLth Conv;0		
Date of Sale/Time	Insp 3/9/2021	9/2/2020	0	9/4/2020	0	2/16/2021	0		0	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple		Fee Simple		
Location	Average	Similar	0	Similar	0	Similar	0	Similar	0	
Site	6,230 sf - deed	10,450 sf	-10,000	12,425 sf	-10,000	9,800 sf	-10,000			
View	Neigh/parker river/d	Neigh very dist wat	+85,000	Superior water	-123,000	Inferior / dis water	+82,490			
Design (Style)	Col/cottage	Contemporary	0	Colonial	0	Colonial	0			
Quality of Construction	Average	Average		Average		Average				
Age	121	36	0	5	-61,500	38	0			
Condition	Above average	Updated - similar	0	Above average	0	Above average	0			
Above Grade	Total Bdrms Baths	Total Bdrms Baths	0	Total Bdrms Baths	0	Total Bdrms Baths	0			
Room Count	8 3 2.0	6 3 2.0	0	7 3 2.0		5 2 1.5	+10,000			
Gross Living Area	1,640 sq.ft.	1,732 sq.ft.		2,090 sq.ft.	-33,750	1,824 sq.ft.	-13,800			
Basement & Finished Rooms Below Grade	Full Unfinished	Full Basement Unfinished		None	+10,000	Full Basement Unfinished	0			
Functional Utility	Average	Average		Average		Average				
Heating/Cooling	Central / Central	Central / Central	0	Central / Central	0	Central / Central	0			
Energy Efficient Items	None noted	None noted		None noted		None noted				
Garage/Carport	4 off street	4 off street	0	2 covr / 4 off street	-20,000	1 covr / 4 off street	-10,000			
Porch/Patio/Deck	0/1/3	0/0/3	+2,500	1/0/2	+2,500	1/0/0	+7,500			
Fireplace	None	2 Fpl	-5,000	1 Fpl	-2,500	None				
Shed	None	Yes - 2	-2,000	None	0	None	0			
Misc	None	None	0	None	0	None	0			
Exterior shower	Yes	No	0	None	0	None	0			
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 70,500	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -238,250	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 66,190			
Adjusted Sale Price of Comparables			\$ 920,500		\$ 991,750		\$ 891,090			

Summary of Sales Comparison Approach See addendum for more information.

Indicated Value by Sales Comparison Approach \$ 980,000



RESIDENTIAL APPRAISAL SUMMARY REPORT

37754
File No.: 37754

COST APPROACH	COST APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.	
	Provide adequate information for replication of the following cost figures and calculations.	
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): Not developed.	
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	
	OPINION OF SITE VALUE _____ = \$	
	Source of cost data:	DWELLING Sq.Ft. @ \$ _____ = \$
	Quality rating from cost service: _____ Effective date of cost data: _____	0 Sq.Ft. @ \$ _____ = \$
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):	Sq.Ft. @ \$ _____ = \$
		Sq.Ft. @ \$ _____ = \$
		Sq.Ft. @ \$ _____ = \$
		Sq.Ft. @ \$ _____ = \$
		Sq.Ft. @ \$ _____ = \$
	Garage/Carport Sq.Ft. @ \$ _____ = \$	
	Total Estimate of Cost-New _____ = \$	
	Less Physical Functional External _____ = \$	
	Depreciation _____ = \$(_____)	
	Depreciated Cost of Improvements _____ = \$	
	"As-is" Value of Site Improvements _____ = \$	
	_____ = \$	
	_____ = \$	
Estimated Remaining Economic Life (if required): _____ Years	INDICATED VALUE BY COST APPROACH _____ = \$	

INCOME APPROACH	INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.	
	Estimated Monthly Market Rent \$ _____ X Gross Rent Multiplier _____ = \$	Indicated Value by Income Approach
	Summary of Income Approach (including support for market rent and GRM):	

PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.	
	Legal Name of Project: _____	
Describe common elements and recreational facilities: _____		

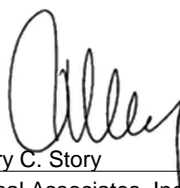
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 980,000 Cost Approach (if developed) \$ na Income Approach (if developed) \$ na		
	Final Reconciliation <u>See Addendum</u>		

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: Please see all applicable extraordinary assumptions.

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 980,000, as of: March 9, 2021, 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.

ATTACHMENTS	A true and complete copy of this report contains <u>39</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
	Attached Exhibits:	
	<input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Hypothetical Conditions	<input checked="" type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Additional Sales <input checked="" type="checkbox"/> Extraordinary Assumptions

SIGNATURES	Client Contact: _____ Client Name: <u>Louisa M. Tanner</u>	
	E-Mail: _____ Address: <u>260 Northern Blvd, Newburyport, MA 01950</u>	
	APPRAISER	
		
	Appraiser Name: <u>Gregory C. Story</u>	
	Company: <u>A.M. Appraisal Associates, Inc.</u>	
	Phone: <u>(781) 661-4014</u> Fax: _____	
	E-Mail: _____	
	Date of Report (Signature): <u>04/14/2021</u>	
	License or Certification #: <u>MACG 1251</u> State: <u>MA</u>	
Designation: _____		
Expiration Date of License or Certification: <u>04/10/2022</u>		
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None		
Date of Inspection: <u>March 9, 2021</u>		
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"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None		
Date of Inspection: _____		

ADDITIONAL COMPARABLE SALES

37754

File No.: 37754

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	260 Northern Blvd Newburyport, MA 01950	9 77th St Newburyport, MA 01950			3 63rd St Newburyport, MA 01950					
Proximity to Subject		0.14 miles E			0.31 miles SE					
Sale Price	\$ Not applicable	\$ 990,000			\$ 880,000			\$		
Sale Price/GLA	\$ /sq.ft.	\$ 470.98 /sq.ft.			\$ 675.88 /sq.ft.			\$ /sq.ft.		
Data Source(s)	Inspection	MLS PIN#722757182;DOM 17			MLS PIN#72664414;DOM 45					
Verification Source(s)	Inspection	MLS/Assessor			MLS/Pinergy					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		+(-) \$ Adjust.	DESCRIPTION		+(-) \$ Adjust.	DESCRIPTION		+(-) \$ Adjust.
Sales or Financing Concessions	NA	ArmLth Conv;0			ArmLth Conv;0					
Date of Sale/Time	Insp 3/9/2021	1/12/2021		0	8/7/2020		0			
Rights Appraised	Fee Simple	Fee Simple			Fee Simple					
Location	Average	Similar		0	Similar		0			
Site	6,230 sf - deed	8,276 sf		-5,000	4,900 sf		0			
View	Neigh/parker river/d	Superior water		-99,000	Inferior limtd water		+88,000			
Design (Style)	Col/cottage	Colonial		0	Colonial		0			
Quality of Construction	Average	Average			Average					
Age	121	97		0	1		-88,000			
Condition	Above average	Avg not updated		+99,000	Above average		0			
Above Grade	Total Bdrms Baths	Total Bdrms Baths		0	Total Bdrms Baths		0	Total Bdrms Baths		
Room Count	8 3 2.0	5 4 1.0		+20,000	5 3 2.5		-10,000			
Gross Living Area	1,640 sq.ft.	2,102 sq.ft.		-34,650	1,302 sq.ft.		+25,350			sq.ft.
Basement & Finished Rooms Below Grade	Full Unfinished	Full Unfinished		0	None		+10,000			
Functional Utility	Average	Average			Average					
Heating/Cooling	Central / Central	Central / Mini splt		0	Central / Central		0			
Energy Efficient Items	None noted	None noted			None noted					
Garage/Carport	4 off street	1 covr / 6 off street		-10,000	2 covr / 2 off street		-20,000			
Porch/Patio/Deck	0/1/3	1/0/0		+7,500	0/0/2		+2,500			
Fireplace	None	1 Fpl		-2,500	1 Fpl		-2,500			
Shed	None	None		0	None		0			
Misc	None	None		0	None		0			
Exterior shower	Yes	None		0	None		0			
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -24,650	<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 5,350	<input type="checkbox"/> + <input type="checkbox"/> -		\$
Adjusted Sale Price of Comparables				\$ 965,350			\$ 885,350			\$
Summary of Sales Comparison Approach		See addendum for full reconciliation.								

SALES COMPARISON APPROACH

OSupplemental Addendum

File No. 37754

Client	Louisa M. Tanner				
Property Address	260 Northern Blvd				
City	Newburyport	County	Essex	State	MA Zip Code 01950
Owner	John A. Wadkins & Louisa M. Tanner				

This is an appraisal report as defined by the 2020/21 addition of uniform standards of professional appraisal practice, standard rule 2-2A, and subject to the stated scope of work.

Intended Use:

The intended use of the appraisal report is to assist the client in determining the contributory market value of 260 Northern Blvd for "significant improvement determination" - regarding permitting for expansion. See 25%/50% zoning requirements in addendum.

Intended User(s):

Louisa M. Tanner and her duly authorized representatives - no other intended users. No additional intended use/user are identified by the appraiser. *Any use of this appraisal report or valuation conclusions by others is NOT intended by the appraiser.*

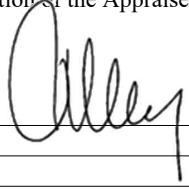
Scope of work:

The appraisal is based on information gathered by the appraiser from public records, including but not limited to the City of Newburyport Assessors Office, and the Essex County Registry of Deeds, unidentified sources, exterior inspection of the subject property, neighborhood inspection and investigation, and selection of comparable sales within the market area. The original source of the Comparables is shown in the data source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data considered to be reliable. When conflicting data is provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report no used as the basis for the value conclusion. The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

- I performed the following tasks in arriving at my value opinion
- I performed and exterior inspection of the subject property
- I viewed the public records including the deed when available (online), assessors card (online),
- I inspected each of the comparable sales from the street.
- I collected, confirmed and analyzed data from reliable public and private sources
- I reported the analysis, opinions and conclusions in the appraisal report.
- In employing the Sales Comparison Approach, a sales search was performed using the data sources mentioned previously. Gregory Story or a staff of AM Appraisal Associated have driven by the sales; or we have utilized public records and identified their specific locus through a complete internet analysis.
- All code 109 sales researched in Newburyport/Plum Island 2017+; all multifamily sales researched 1/2017+, all comparable land sales research 2017+.
- As of the effective date of this report only one land comparable was located; 192 Northern Blvd; MLS 72774965, currently active listing 1/14/2021. List price - \$489,000 for 8,890 sf, per comments a build able lot. Similar location, vastly inferior setting, no water front exposure, located behind significant structure that could impact views of water. Please note - there was an improved acreage sale that reflected over 2 acres - not considered comparable.

The preparation of this appraisal consisted of:

1. An interior / exterior inspection of the subject property was made by Gregory C. Story on March 9, 2021, I was accompanied by Mrs. Tanner. Although due diligence was exercised while at the property, the Appraiser is not an expert in such matters as soils, structural engineering, hazardous waste, etc., and no warranty is given as to these elements.
2. Research and collection of market data related to market conditions and market activity was made by Gregory C. Story. This data was deemed sufficient in quantity to express indicators of value as defined herein. Data was examined from MLS Property Information Network, Inc., property owners, City of Newburyport and surrounding cities and towns, real estate brokers and other sources deemed to be reliable by the appraisers. Pertinent data are contained in this report.
3. From the above data sources, a Market Analysis was performed to address forces, factors, and inferred economic supply and demand trends that appear to affect the subject property rights in the market as of the effective date of value.
4. The Highest and Best Use of the subject property was then developed. This analysis required consideration of the reasonably, probable and legal use of vacant land and/or an improved property, that is physically possible, legally permissible, appropriately supported, financially feasible, and that results in the greatest value.
5. An opinion of the value of the subject property rights was developed via the Valuation Methods deemed appropriate by the appraiser to develop and support credible results. Primary data was confirmed to the extent possible given the time constraints of the assignment by interviewing a principal in the transaction. In the case where a principal might not have been available or declined to disclose pertinent details of the transaction, another person familiar with the deal (broker, lawyer, property manager, appraiser, etc.) was interviewed. In addition, public information (e.g., deeds, assessor's records, etc.) was reviewed to confirm the transaction.
6. In the development of this appraisal, consideration has been given to the merits of each of the three traditional approaches to value. These consist of the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach. Each technique or approach to value has its strengths and weaknesses, depending largely on the type of property being appraised and the quality of available data. In most instances, one or more of these approaches will produce a more reliable value indication than the other approach, or approaches. I have developed only a Sales Approach to value.
7. Arriving at an opinion of the Fee Simple market value and writing this appraisal report by Gregory C. Story. To develop the opinion of the Fee Simple value, the Appraiser performed an appraisal process, as defined by the Uniform Standards of Professional Appraisal Practice. This Appraisal Report is a recapitulation of the Appraisers data, analyses and conclusions.

Signature 
Name Gregory C. Story
Date Signed 04/14/2021
State Certification # MACG 1251 State MA
Or State License # _____ State _____

Signature _____
Name _____
Date Signed _____
State Certification # _____ State _____
Or State License # _____ State _____

OSupplemental Addendum

File No. 37754

Client	Louisa M. Tanner				
Property Address	260 Northern Blvd				
City	Newburyport	County	Essex	State	MA Zip Code 01950
Owner	John A. Wadkins & Louisa M. Tanner				

Legal Interest Appraised

The legal interest appraised herein is the fee simple estate in the land and improvements. A fee simple estate is defined as follows: Absolute ownership unencumbered by any other interest or estate subject only to the four powers of government. 1 As indicated above, the purpose of this appraisal is to estimate the market value of the subject property.

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

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto;
5. The price represents the normal consideration for the property, sold unaffected by special or creative financing or sales concessions granted to anyone associated with the sale.²

1. American Institute of Real Estate Appraisers, Dictionary of Real Estate Appraisal, 2nd Ed., (Chicago, American Institute of Real Estate Appraisers, 1989), p. 120.
 2. As defined by the Office of the Controller Currency Rule 12 (FR34.443(F)).

Competency Disclosure

"I have knowledge and experience appraising this type of property in this market area and I am aware of and have access to, the necessary and appropriate public and private data sources, such as Massachusetts MLS, tax assessment records, public land records, and other such data sources in which the property is located". The appraiser has an office within approx. 10 miles of the subject property and has appraised over 20 properties within the subject market area over the past 6-12 months.

Extraordinary Assumptions – Standards Rule 1-2 (f) – 2020-21 USPAP Edition

- (f) identify any extraordinary assumption necessary in the assignment; an assumption. Directly related to a specific assignment, which, if found to be false, could alter the appraiser’s opinion’s or conclusions.
- It is required to properly develop credible opinions and conclusions;
 - The appraiser has a reasonable basis for the extraordinary assumption
 - Use of the extraordinary assumption results in a credible analysis and
 - The appraiser complies with the disclosure requirements set forth in USPAP for extraordinary assumptions.

Extraordinary Assumptions Made

- The soil is clean.
- Property title is in order, considered marketable and transferable - fee simple ownership
- GLA has been estimate by assessor's office due to nuances of structures - assumed accurate.

Hypothetical Condition - Standards Rule 1-2(g) – 2020-21 USPAP Edition

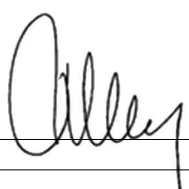
- (g) Hypothetical Condition: that which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to the known facts about the physical, legal or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of the data used in the analysis. A hypothetical condition may be used in an assignment only if;
- Use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for the purposes of comparison;
 - Use of the hypothetical condition results in a credible analysis; and
 - The appraiser complies with the disclosure requirements as set forth in USPAP for hypothetical conditions.
 - Conditions used might affect the assigned results

The following Hypothetical Condition has been made;

- None made.

Market Conditions:

When completing an appraisal of real property, it is necessary to have a proper perspective of economic conditions as of the date of valuation. Economic conditions play a significant role in the price paid for real estate at any given time. A market area is defined as "a geographic area or political jurisdiction in which alternative, similar properties effectively compete with the subject property in the minds of probable, potential purchasers and users" (Dictionary of Real Estate Appraisal P. 191)).

Signature 
 Name Gregory C. Story
 Date Signed 04/14/2021
 State Certification # MACG 1251 State MA
 Or State License # _____ State _____

Signature _____
 Name _____
 Date Signed _____
 State Certification # _____ State _____
 Or State License # _____ State _____

OSupplemental Addendum

File No. 37754

Client	Louisa M. Tanner						
Property Address	260 Northern Blvd						
City	Newburyport	County	Essex	State	MA	Zip Code	01950
Owner	John A. Wadkins & Louisa M. Tanner						

Due to the COVID 19 outbreak, the Massachusetts' GDP declined at an annualized rate of 43.8% in April, May and June, according to MassBenchmarks, a study of the state's economy coordinated by the Federal Reserve Bank of Boston and the University of Massachusetts Donahue Institute. That 43% drop was greater than the national second-quarter drop in GDP of 32.9%. Both drops are the largest in history. These numbers mean the country is in a recession for the first time in 11 years. In the first quarter of 2020, the federal Bureau of Economic Analysis estimates that the Massachusetts and U.S. economies declined by 5.1% and 5%, respectively, on an annualized basis.

Second-quarter results reflect both the sharp drop from an economic peak in February and the climb from a very deep trough in April, according to MassBenchmarks. Massachusetts took a bigger hit, MassBenchmarks said, because the coronavirus had an earlier impact in the Northeast compared with other regions of the country. In the second quarter, payroll employment fell by 16.5% in Massachusetts as compared to 12% nationally. These represent annualized rates of decline of 51.4% in Massachusetts and 40% percent in the U.S. MassBenchmarks estimates wage and salary income in Massachusetts fell 11.2% in Massachusetts and declined by 7.1% nationally in the second quarter, representing annualized rates of decline of 37.7% and 25.4%, respectively. Massachusetts had the highest statewide unemployment in the nation at 17.4% in June, the federal Bureau of Labor Statistics said last week.

CONCLUSIONS: I have drawn the following conclusions from a review of the data presented above and a review of market activity: Today, the economy is in a state of flux due to the COVID 19 virus. GDP and employment growth have been positive recently but is still in decline for the year. In general, the housing market in Massachusetts has little inventory and interest rates are at record lows; therefore prices have remained relatively stable for the year even through a steep and quick economic decline. Each of these factors has been taken into consideration with the valuation of the subject property. All assumptions made relating to Highest and Best Use and valuation analysis is supported by the above economic data.

Assessed Value

The assessed value per the City of Newburyport in the fiscal year 2021 is \$723,800 Per assessors card, the assessment is 100% residential. This is provided for informational purposes only.

Exposure Time - as of the effective date of the report

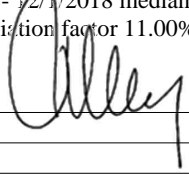
Exposure Time is defined by USPAP (2020-21 Ed., Definitions) to be – “the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure Time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.” After a review of market transactions, as well as discussions with area real estate professionals, the exposure time would have been one to three months at the market value estimate indicated herein.

Marketing Time

Marketing Time is defined by USPAP (2020-21 Ed., Advisory Opinions) as – “the amount of time it might take to sell a real or personal property interest in real estate at the concluded market value level during the period immediately after the effective date of an appraisal”. Marketing time is a function of the price, use, supply and demand conditions, financing availability, and the future market conditions that are anticipated. The marketing time was estimated by utilizing the same types of data and analysis used in exposure time; however, we have analyzed potential future changes in market conditions through discussions with market participants as well as our own market analysis. After review of market transactions, the anticipated marketing time for the subject property would be one to three months at the indicated market value estimate. This estimate assumes the subject is properly priced with an active, professional sales effort and an adequate marketing budget.

Reconciliation of Sales Approach: Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment. Time adjustment - No adjustment for 2020 sales based on current information gathered and reviewed for this market segment, Full Bathroom @ \$20,000; Half Bath @ \$10,000; Covered parking @ \$10,000/bay; Full basement @ \$10,000; Fireplace @ \$2,500; Lot size based on usage and appeal and not strictly on a square foot basis. This line item adjustment also recognizes the difference of surplus land versus excess land: The definition of surplus land per the dictionary of Real Estate third edition is as follows: "Additional land the allows for future expansion of the existing improvement(s); cannot be developed separately and does not have a separate highest and best use. Surplus land is associated with an improved site that has not been developed to its maximum productivity according to its highest and best use as though vacant." The definition of excess land per the dictionary of Real Estate third edition as follows: " In regard to an improved site, the land not needed to serve or support the existing improvement. In regard to a vacant site or a site considered as though vacant, the land not needed to accommodate the site's primary highest and best use. Such land may be separated from the larger site and have its own highest and best use, or it may allow for future expansion of the existing or anticipated improvement." Surplus land is considered much less valuable than excess land. The main value of the lot, its highest and best use is as a – single family improvement, any land beyond the minimum land area required is considered less valuable. All of the properties presented are improved based on their highest and best use, the land area reflects a single economic unit, additional land area is considered surplus; Bedrooms - adjustment recognized in GLA adjustment; GLA adjusted @ \$75/sf (GLA per public records not MLS as lower level space can be included in above grade area for MLS); Central A/C @ \$10,000; View adjustment; subject has direct water/Parker River dune views beyond N. Reservation Terrace; Sale 1 - very limited inferior 10%; Sale 2; direct views superior -10%; Sale 3; distant water inferior - 10%; Sales 4 direct views superior -10%; Sale 5 - indirect water inferior - 10%; Age adjustment; sales 2 & 5 considered superior; 5% & 10% adjusted downward; all remaining adjustments are derived from market data research. Conclusion: The sales range from a low of \$885,350 to a high of \$991,750, a very narrow range. I have placed most weight on sales 2 & 4 as they are most similar in their views. They are as follows; \$965,350 & \$991,750 - call \$980,000.

As a test of reasonableness I have utilized a Pinery analysis comparing similar housing within 1 mile of subject of property \$500,000 + for residential properties; 1/1/2018 - 1/2/2018 median sale price - \$764,500 3/1/2020 - 3/1/2021 median sale price - \$848,750.....implied appreciation factor 11.00%. When applied to subjects acquisition price of \$779,000 on 8/9/2018 the implied value is

Signature 
 Name Gregory C. Story
 Date Signed 04/14/2021
 State Certification # MACG 1251 State MA
 Or State License # _____ State _____

Signature _____
 Name _____
 Date Signed _____
 State Certification # _____ State _____
 Or State License # _____ State _____

OSupplemental Addendum

File No. 37754

Client	Louisa M. Tanner				
Property Address	260 Northern Blvd				
City	Newburyport	County	Essex	State	MA Zip Code 01950
Owner	John A. Wadkins & Louisa M. Tanner				

\$864,690 - which is consistent with my estimated market value when you factor in the improvements made by current owner after acquiring the property.

Approaches to value considered not developed:

Income Capitalization Approach: The Income Capitalization Approach to value was considered but not developed as the subject property in this market segment, would not be considered investment grade. This approach assumes that a typical investor/purchaser will establish a price for the property at an amount where expected cash flows are adequate to provide a competitive return on equity and debt capital used to acquire the property. Application of the income approach requires specific forecasts of rental revenues, vacancy and collection losses, and operating expenses that the subject property will produce over a typical investment holding period. The income approach allows specific recognition of the operating expenses that the property will occur. Specific physical characteristics of the property itself, such as age and condition, can serve to influence the amount of timing of necessary operating expenses. A typical purchaser of the subject property would not consider the this approach to result in a reliable indicator of market.

Cost Approach: The appraiser considered the Cost Approach; however, it was not developed as properties like the subject are difficult in accurately determining depreciation and are not purchased on a cost basis in this market. A typical purchaser of the subject property would not consider the this approach to result in a reliable indicator of market.

Final Reconciliation of value for the entire property

This is the process of coordinating and integrating related facts to form a unified conclusion. An orderly connection of interdependent elements is a prerequisite of proper reconciliation. This requires a reexamination of specified data, procedures, and techniques within the framework of the approach used to derive preliminary estimates. The Sales Comparison Approaches included in the preceding section of this report is considered a recognized appraisal technique. The indicators derived are primarily based on available market data and strengthened by refinement through the applicable approach. The highest and best use of the subject property in the before state is a legal property either reflecting a legal non-conformity which predated the current zoning or a legally conforming site. The sales approach was the only credible analysis to recognize the subject market value. Therefore, based upon the information gathered and the analysis thereof, it is the appraisers' considered opinion that the market value of the subject property as of March 9, 2021 is \$980,000.

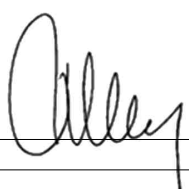
Contributory value of 260 (only) Northern Blvd

Last final step in this assignment is to cull out the contributory value of the subject of this report - 260 Northern Blvd. As mentioned within this report I have not been able to locate any comparable land sales. An alternative method would be to rely upon the City of Newburyport's assessing analysis as it relates to their assessment breakdown between land and improvement. By arriving at a reliable percentage, I can then apply this factor to the market value of the property. Below is the ratio described per assessing records for the sales presented;

- Sale 1 - 56.5% contributory value of improvement
- Sale 2 - 53.6% contributory value of improvement
- Sale 3 - 44.6% contributory value of improvement
- Sale 4 - 41.7% contributory value of improvement
- Sale 5 - 61.9% contributory value of improvement (pinergy records used - assessing record not available)
- Subject - 59.9% contributory value of improvements

I have placed most weight on the upper range of the sales presented due to the overall condition of these sales, this is also support by the subjects assessment breakdown which reflects 59.9% contributory value of improvement - Call 60%. When applied to the market value of \$980,000 the implied contributory value of the (improvements) is \$588,000 - however this number captures both properties 260 & 260A. The focus of this analysis was to isolate the contributory value of 260 only, I have calculated that the total property was 1,640 square feet of interior space, the subject 260 contained 1,160 square feet - which represents 70.7%; when this is applied to contributory value of the buildings - the net result is to isolate the contributory value of 260 only which is as follows; \$588,000 x 70.7 = \$415,902 - call \$416,000.

The implied contributory value of 260 Northern Blvd building based on the current real estate market is \$416,000.

Signature 
Name Gregory C. Story
Date Signed 04/14/2021
State Certification # MACG 1251 State MA
Or State License # _____ State _____

Signature _____
Name _____
Date Signed _____
State Certification # _____ State _____
Or State License # _____ State _____

Subject Photo Page

Client	Louisa M. Tanner						
Property Address	260 Northern Blvd						
City	Newburyport	County	Essex	State	MA	Zip Code	01950
Owner	John A. Wadkins & Louisa M. Tanner						



Subject Front

260 Northern Blvd	
Sales Price	Not applicable
Gross Living Area	1,640
Total Rooms	8
Total Bedrooms	3
Total Bathrooms	2.0
Location	Average
View	Neigh/parker river/distant ocea
Site	6,230 sf - deed
Quality	Average
Age	121



Subject Rear

260A Northern Blvd



Subject rear

260 Northern Blvd

Comparable Photo Page

Client	Louisa M. Tanner			
Property Address	260 Northern Blvd			
City	Newburyport	County Essex	State MA	Zip Code 01950
Owner	John A. Wadkins & Louisa M. Tanner			



Comparable 1

227 Northern Blvd
 0.09 miles SE
 850,000
 1,732
 6
 3
 2.0
 Similar
 Neigh very dist wat
 10,450 sf
 Average
 36



Comparable 2

39 Reservation Ter
 0.31 miles SE
 1,230,000
 2,090
 7
 3
 2.0
 Similar
 Superior water
 12,425 sf
 Average
 5



Comparable 3

4 G St
 0.55 miles S
 824,900
 1,824
 5
 2
 1.5
 Similar
 Inferior / dis water
 9,800 sf
 Average
 38

Exterior Photos

Client	Louisa M. Tanner				
Property Address	260 Northern Blvd				
City	Newburyport	County	Essex	State	MA Zip Code 01950
Owner	John A. Wadkins & Louisa M. Tanner				

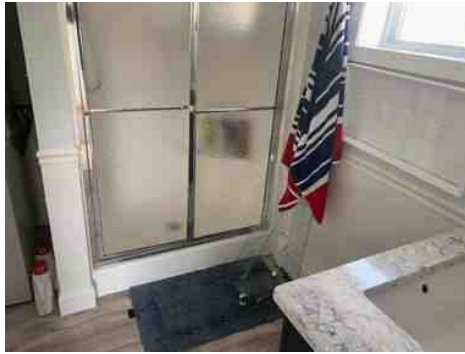


Basement 260

Basement 260 A

260 Northern Blvd

Client	Louisa M. Tanner				
Property Address	260 Northern Blvd				
City	Newburyport	County	Essex	State	MA Zip Code 01950
Owner	John A. Wadkins & Louisa M. Tanner				



260A Northern Blvd

Client	Louisa M. Tanner				
Property Address	260 Northern Blvd				
City	Newburyport	County	Essex	State	MA Zip Code 01950
Owner	John A. Wadkins & Louisa M. Tanner				



Comparable Photo Page

Client	Louisa M. Tanner			
Property Address	260 Northern Blvd			
City	Newburyport	County Essex	State MA	Zip Code 01950
Owner	John A. Wadkins & Louisa M. Tanner			



Comparable 4

9 77th St
 0.14 miles E
 990,000
 2,102
 5
 4
 1.0
 Similar
 Superior water
 8,276 sf
 Average
 97

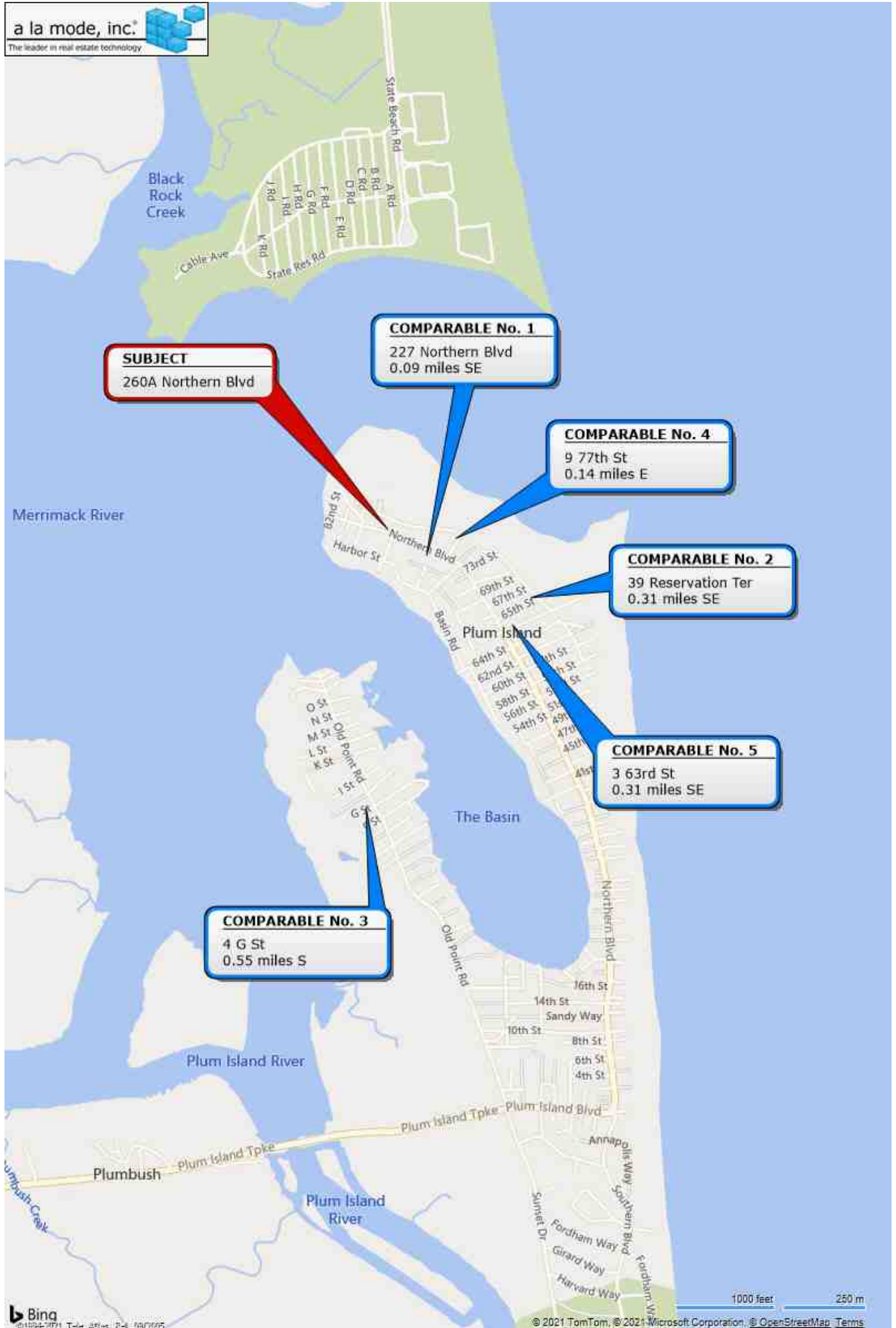


Comparable 5

3 63rd St
 0.31 miles SE
 880,000
 1,302
 5
 3
 2.5
 Similar
 Inferior limtd water
 4,900 sf
 Average
 1

Location Map

Client	Louisa M. Tanner		
Property Address	260 Northern Blvd		
City	Newburyport	County Essex	State MA Zip Code 01950
Owner	John A. Wadkins & Louisa M. Tanner		

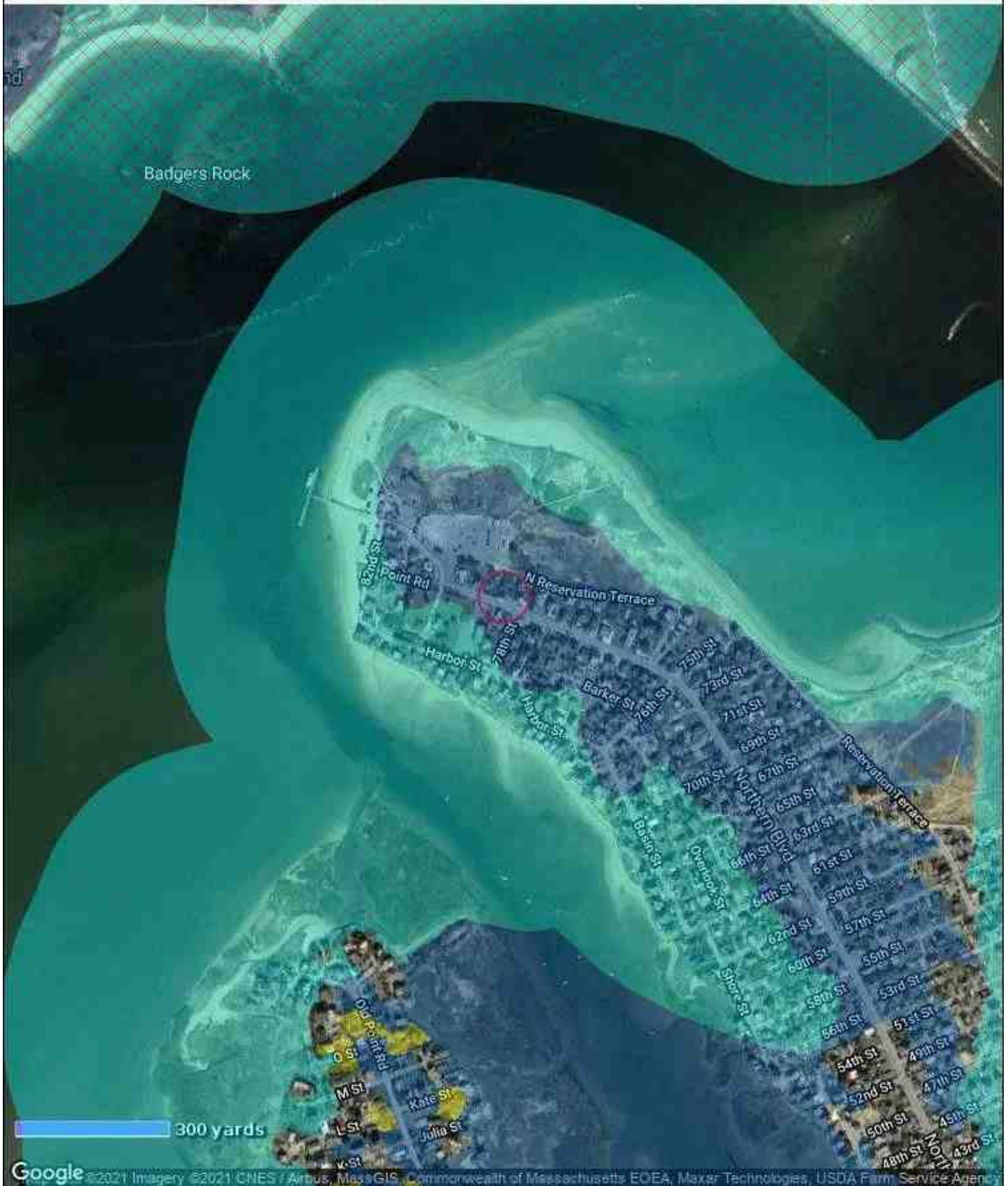


Flood Map

Client	Louisa M. Tanner			
Property Address	260 Northern Blvd			
City	Newburyport	County Essex	State MA	Zip Code 01950
Owner	John A. Wadkins & Louisa M. Tanner			

InterFlood by a la mode

Prepared for: A.M. Appraisal Associates
 260A Northern Blvd
 Newburyport, MA 01950



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MAP DATA

FEMA Special Flood Hazard Area: **Yes**
 Map Number: 25009C0129F
 Zone: AO
 Map Date: July 03, 2012
 FIPS: 25009

MAP LEGEND

- | | |
|--|--|
| <ul style="list-style-type: none"> Areas inundated by 500-year flooding Areas inundated by 100-year flooding Velocity Hazard | <ul style="list-style-type: none"> Protected Areas Floodway Subject Area |
|--|--|

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Pinergy Record Card

Assessment and Sales Report

Location & Ownership Information

Address:	260 Northern Blvd, Newburyport, MA 01950		
Map Ref.:	M: 0077	B: 0091	L: 0000
Owner 1:	John A Watkins		
Owner 2:			
Owner Address:	260 Northern Blvd, Newburyport, MA 01950		

Property Information

Use:	Residential-Multiple Bldgs	Style:	Conventional
Levels:	2	Lot Size:	0.14 Acres (6210 sqft.)
Year Built:	1980	Total Area:	2568 sqft.
Total Rooms:	5	Total Living Area:	1160 sqft.
Bedrooms:	3	First Floor Area:	0 sqft.
Full Baths:	1	Addl Floor Area:	0 sqft.
Half Baths:	0	Attic Area:	0 sqft.
Roof Type:	Gable	Finished Basement:	0 sqft.
Heat Type:	Forced Air	Basement:	0 sqft.
Fuel Type:	Oil	Basement Type:	
Exterior:	Vinyl Siding	Attached Garage:	0
Foundations:		Other Garage:	0
Air Conditioned:	No	Fireplaces:	0
Condition:	Average		

Assessment Information

Last Sale Date:	8/9/2018	Last Sale Price:	\$779,000
Last Sale Book:	36926	Last Sale Page:	359
Map Ref.:	M: 0077	B: 0091	L: 0000
Land Value:	\$290,500	Tax Rate (Res):	12.64
Building Value:	\$433,300	Tax Rate (Comm):	12.64
Misc Improvements:	\$0	Tax Rate (Ind):	12.64
Total Value:	\$723,800	Fiscal Year:	2021
		Estimated Tax:	\$4,148.83

Sales History

Recent Sale #1			
Sale Price:	\$779,000	Sale Date:	8/9/2018
Buyer Name:	Louisa M Tanner	Seller Name:	Steven J Gordon
Lender Name:	Salem Five Mtg Co	Mortgage Amount:	\$623,200
Sale Book:	36926	Sale Page:	359
Recent Sale #2			
Sale Price:	\$462,500	Sale Date:	12/31/2004
Buyer Name:	Steven J Gordon	Seller Name:	Grace M Flurdy
Lender Name:		Mortgage Amount:	\$0
Sale Book:	23819	Sale Page:	401

Mortgage History

Recent Mortgage #1			
Buyer Name:	Louisa M Tanner	Lender Name:	Hayes Hill Bk
Mortgage Amount:	\$590,000	Mortgage Date:	2/22/2021
Mortgage Book:	39557	Mortgage Page:	201
Recent Mortgage #2			
Buyer Name:	Louisa M Tanner	Lender Name:	Hayes Hill Bk
Mortgage Amount:	\$100,000	Mortgage Date:	7/22/2021

Assessor's record

Client	Louisa M. Tanner		
Property Address	260 Northern Blvd		
City	Newburyport	County Essex	State MA Zip Code 01950
Owner	John A. Wadkins & Louisa M. Tanner		

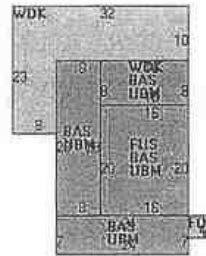
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover:	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Flxtrs:	
Total Rooms:	5 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Kitchen Grd	
Frdtn Cndtn	
Basement	

Building Photo



<http://images.vgsi.com/photos/NewburyportMAPphotos/0101011535.jpg>

Building Layout



http://images.vgsi.com/photos/NewburyportMAPphotos/Sketches/5625_58

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	840	840
FUS	Upper Story, Finished	320	320
FOP	Porch, Open	15	0
UBM	Basement, Unfinished	840	0
WDK	Deck, Wood	552	0
		2,568	1,160

Building 2 : Section 1

Year Built: 1900
 Living Area: 480

Building Attributes : Bldg 2 of 2	
Field	Description
Style:	Ranch
Model	Residential

Assessor's record

Client	Louisa M. Tanner		
Property Address	260 Northern Blvd		
City	Newburyport	County Essex	State MA Zip Code 01950
Owner	John A. Wadkins & Louisa M. Tanner		

Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Roll'd Compos
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Vinyl/Asphalt
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Heat Pump
Total Bedrooms:	1 Bedroom
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fltrs:	
Total Rooms:	3 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Chdtn	
Num Park	
Fireplaces	
Kitchen Grd	
Fndtn Chdtn	
Basement	

Building Photo



<http://images.vgsi.com/photos/NewburyportMAPphotos/A01N01123139.jpg>

Building Layout



http://images.vgsi.com/photos/NewburyportMAPphotos/Sketches/5626_56

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	480	480
UBM	Basement, Unfinished	460	0
WDK	Deck, Wood	216	0
		1,156	480

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use	Land Line Valuation
No Data for Land Use	

Assessor's record

Client	Louisa M. Tanner			
Property Address	260 Northern Blvd			
City	Newburyport	County Essex	State MA	Zip Code 01950
Owner	John A. Wadkins & Louisa M. Tanner			

Use Code	1090	Size (Acres)	0.14
Description	MULTI HSES MDL-01	Depth	0
		Assessed Value	\$290,500

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$408,000	\$290,500	\$698,500

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property sketch

Client	Louisa M. Tanner				
Property Address	260 Northern Blvd				
City	Newburyport	County	Essex	State	MA Zip Code 01950
Owner	John A. Wadkins & Louisa M. Tanner				



exterior plans

Client	Louisa M. Tanner						
Property Address	260 Northern Blvd						
City	Newburyport	County	Essex	State	MA	Zip Code	01950
Owner	John A. Wadkins & Louisa M. Tanner						



Deed

Client	Louisa M. Tanner				
Property Address	260 Northern Blvd				
City	Newburyport	County	Essex	State	MA Zip Code 01950
Owner	John A. Wadkins & Louisa M. Tanner				



SO.ESSEX #184 Bk:36926 Pg:359
08/09/2018 12:23 PM DEED Pg 1/2
eRecorded

MASSACHUSETTS EXCISE TAX
Southern Essex District REG
Date: 08/09/2018 12:23 PM
ID: 1253102 Doc# 20180809001840
Fee: \$3,552.24 Cons: \$779,000.00

Quitclaim Deed

I, **Steven J. Gordon, Single**, of Newburyport, Massachusetts

For consideration paid, and in full consideration of **Seven Hundred Seventy Nine Thousand Dollars and 00/100 (\$779,000.00)**

Grants to **John A. Wadkins and Louisa M. Tanner** Wife and Husband, of 260 Northern Blvd, Newburyport, MA as Tenants by the Entirety

with *Quitclaim Covenants*

With quitclaim covenants, a certain parcel of land and premises in said 260 Northern Blvd. on Plum Island in the Town of Newburyport, Massachusetts, Parcel includes 6,230 square feet of land more or less & the buildings thereon, and recorded with the Essex South Registry of Deeds in Book 6137 page 601, constituting and being Lot No. Six (6) in block lettered "B" as shown upon a certain plan dated May, 1920, and entitled Plan of Section One of Lands of Plum Island Beach Company, Rowland H. Barnes and Henry F. Beal Civil Engineers, recorded with Essex South District Deeds, in Plan Book 34, Plan No. 7, containing about 3150 square feet.

Also another parcel of land in that part of said Newburyport, known as Plum Island, constitution and being Lot No. seven (7) in block lettered "B" shown upon a certain plan dated May, 1920 entitled "Plan of Section land, 2 of Land of Plum Island Beach Company, Rowland H. Barnes and Henry F. Beal, C.E. recorded with said Deeds, in Plan Book 34, Plan 22.

Being the same premises conveyed to the Grantor by Deed dated December 29, 2004 and recorded with the Essex South District Registry of Deeds in Book 23819, Page 409.

Property Address: 260 Northern Blvd, Newburyport Massachusetts

Deed p.2

Client	Louisa M. Tanner				
Property Address	260 Northern Blvd				
City	Newburyport	County	Essex	State	MA Zip Code 01950
Owner	John A. Wadkins & Louisa M. Tanner				

WITNESS my hands and seal this 9th day of August, 2018.

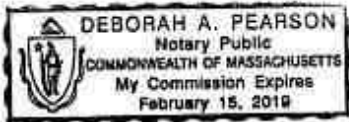

Steven J. Gordon

Commonwealth of Massachusetts

Essex COUNTY

On this 9 day of August, 2018 before me, the undersigned notary public, Steven J. Gordon personally appeared, proved to me through satisfactory evidence of identification, which were MA Drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily, as his/her free act and deed, for its stated purpose.


Notary Public: Deborah A Pearson
My Commission Expires: 2/15/19



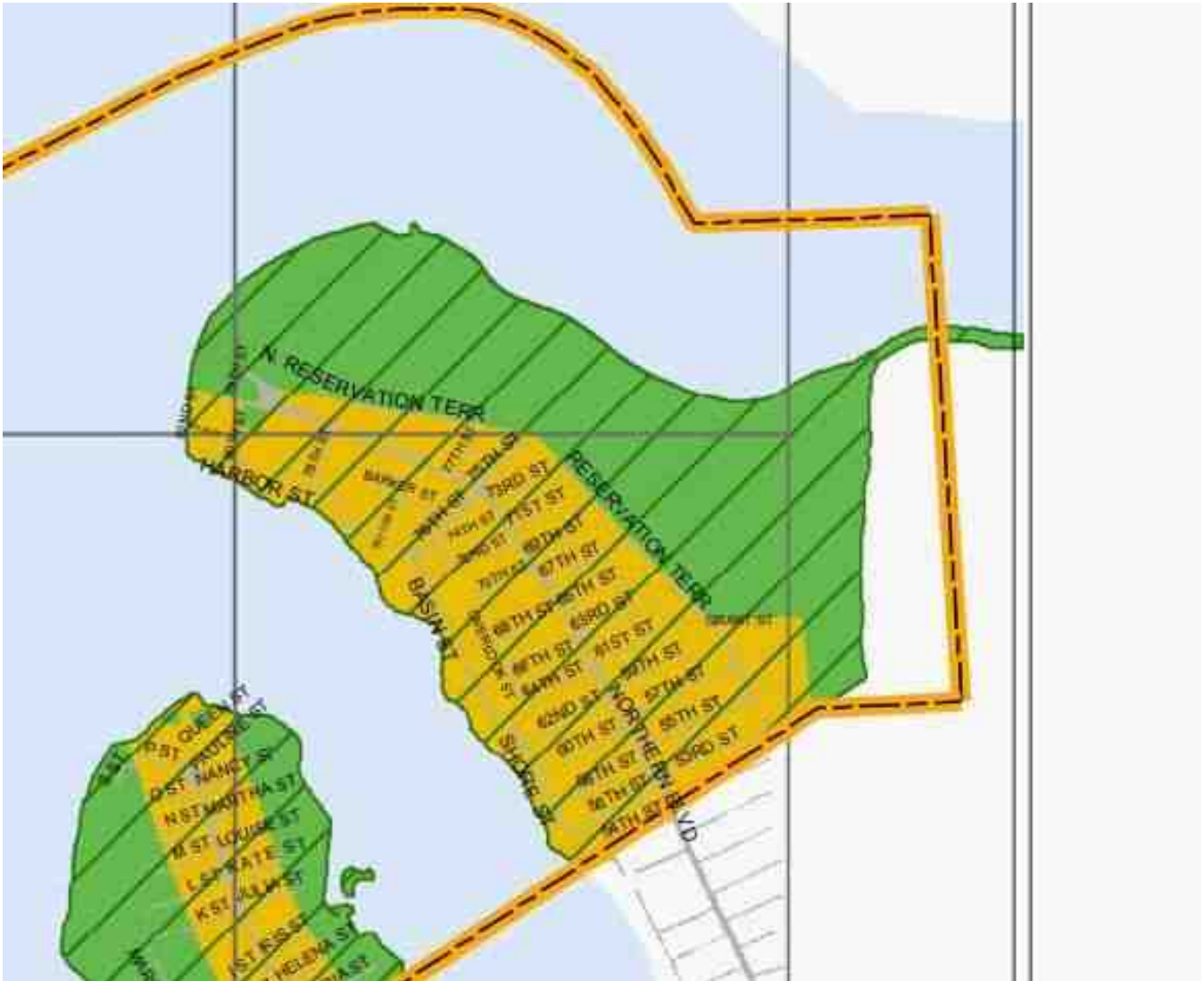
Plat map

Client	Louisa M. Tanner				
Property Address	260 Northern Blvd				
City	Newburyport	County	Essex	State	MA Zip Code 01950
Owner	John A. Wadkins & Louisa M. Tanner				



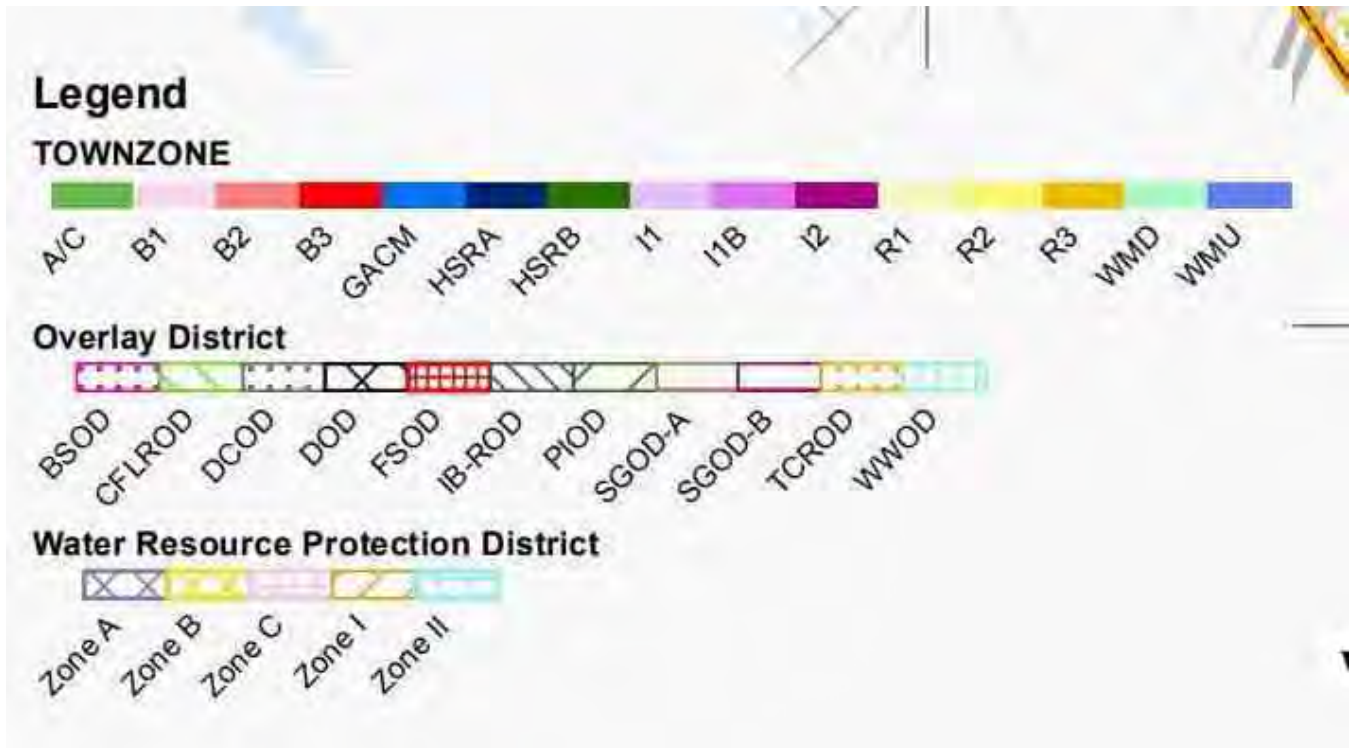
Zoning

Client	Louisa M. Tanner				
Property Address	260 Northern Blvd				
City	Newburyport	County	Essex	State	MA Zip Code 01950
Owner	John A. Wadkins & Louisa M. Tanner				



zoning legend

Client	Louisa M. Tanner						
Property Address	260 Northern Blvd						
City	Newburyport	County	Essex	State	MA	Zip Code	01950
Owner	John A. Wadkins & Louisa M. Tanner						



Dimensional requirements

Client	Louisa M. Tanner								
Property Address	260 Northern Blvd								
City	Newburyport	County	Essex	State	MA	Zip Code	01950		
Owner	John A. Wadkins & Louisa M. Tanner								

Any structure hereafter altered, constructed, erected, placed, or converted for any use in any district shall be located on a lot only in conformance with the minimum requirements listed on the dimensional controls table and regulations in section VI-B unless specifically allowed by the special permit granting authority under a variance procedure or, in the case of nonconforming uses, structures or lots, in accordance with the provisions of M.G.L.A. c. 40A, § 6 and section IX of the ordinance.

Minimum lot area, street frontage, setbacks, heights, lot coverage, and useable open space shall be as set forth in Table of Dimensional Requirements, which is hereby made part of this ordinance.

No lot upon which any building or structure stands in conformance with this ordinance shall be changed for any reason in size or shape so as to violate the provisions of this ordinance.

Table of Dimensional Requirements

1. RESIDENTIAL										
								Yard Requirements		
Use	Num.	District	Lot Area	Street Frontage	Height	% Lot Cov	Open Space	Front	Side	Rear
Single-family	101	Ag/Con	400,000	300	30	3	NA	50	50	50
	101	HSR-A	60,000	100	35	12	85%	75(m)	25	300
	101	HSR-B	30,000	75	35	15	70%	30(m)	20	50
	101	R-1	20,000	125	30	20	50%	30	20	30
	101	R-2	10,000	90	35	25	40%	25	10	25
	101	R-3/B-3	8,000	80	35	30	35%	20	10	20
	101	WMD	10,000	90	25	25	40%	25	10	25
Two-family	102	HSR-A	60,000	100	35	12	85%	75(m)	25	300
	102	HSR-B	30,000	75	35	15	70%	30(m)	20	50
	102	R-2	15,000	120	35	25	40%	25	20	25
	102	R-3/B-3	12,000	100	35	30	35%	20	10	20
	102	WMD	15,000	120	25	25	40%	25	20	25
Multifamily	103		20,000(a)	120	35	40	40%(b)	20	10	20

25%/50% rule

Client	Louisa M. Tanner				
Property Address	260 Northern Blvd				
City	Newburyport	County	Essex	State	MA Zip Code 01950
Owner	John A. Wadkins & Louisa M. Tanner				

CITY OF NEWBURYPORT

6. Plum Island Requirements and Procedures

A. Project (Site) Plans for a Notice of Intent

1. Site Plans for *Notices of Intent* on Plum Island must follow the Requirements listed in Section 5 (C) on Page 6 of these Regulations. In addition, Notices of Intent for projects on Plum Island must include the following:¹ (see exceptions below.) Plans should include, at a minimum the following:
2. Note specifying vertical datum used (e.g., NGVD, NAVD88);
3. Boundaries of A and V Flood Zones (including AO, if present). The project site should be located on the latest available FEMA maps as well as from the Assessor's map. The FEMA maps are available in the Conservation Administrator's office. The project plan should indicate the flood zone(s) as determined from these maps and the delineation of any wetland resources on the property.
4. Elevation (side) view of the proposed structure showing the *Lowest Horizontal Structural Member* of the proposed (or revised) structure, noting its elevation in relation to the *Base Flood Elevation (BFE)* if determined, and its elevation in relationship to the *Highest Existing Ground Elevation* (if BFE is not determined or it is higher than the BFE). Elevations should be based on NGVD29 or NAVD88.
5. Clearly show existing conditions, including grades, all structures, driveways, walkways, sheds and all vegetation, preferably with a legend identifying the plant species;
6. Clearly show proposed conditions with all of the items listed in the above bullet point plus any additional items. Show any proposed plant mitigation areas with species and square footage. Note the proposed materials for driveways, walkways and beneath covered structures (e.g., carport);
7. Location and type of piles, if applicable;
8. Location and size of Utility Shaft;
9. Location of dumpsters, equipment storage, etc. for construction purposes (All should be located in an un-vegetated area, preferably on an existing driveway or disturbed area.)

B. The 25%/50% rule

This rule is used to determine when an existing building should be placed on pilings. This rule is a compromise between the desirability of having all houses on Plum Island built on pilings and the practicality for smaller projects. The intent is that if a project is large enough, then the building should be placed on pilings. Note that a project must meet both the 25% and 50% rules.

The 25%/50% rule does *not* apply if:

¹ May be waived for small projects with consent from the Conservation Commission or its Administrator.
WETLANDS PROTECTION REGULATIONS (9/6/12,
REVISED 12/5/2019)
NEWBURYPORT CONSERVATION COMMISSION

25%/50% rule

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Owner	John A. Wadkins & Louisa M. Tanner				

CITY OF NEWBURYPORT

1. the building is already completely on pilings, or is proposed to be completely on pilings where the *Lowest Horizontal Structural Member* will be at least two feet above *BFE* or the *Highest Existing Ground Elevation*, whichever is higher.
or
2. a Licensed Engineer certifies that an existing portion of the solid foundation will not require modifications to support the proposed building (other than new pilings exterior to the existing footprint), in which case the existing portion of the solid foundation may remain. The certification must state that no additional supports (lally columns or other) will be required for the proposed modifications/additions.

However, a building **must** be raised on pilings if:

50% or more of the exterior walls of an existing building have been removed, or are proposed to be removed, and a new roof will be constructed, or is proposed to be constructed.

1. **Determining space for the 25% rule (square footage)**

The Newburyport Wetlands Ordinance refers to a 25% or more increase in square-footage as one of the triggers for placing an entire house on pilings. The Commission is no longer basing this on a volume computation as described in the previous *Guidelines for Plum Island Applications* (July 5, 2004), but is now basing this calculation on the total square-footage of *Habitable Living Space*.

Habitable Living Space does not include porches (even if screened), garages, sheds, basements, attics but does include kitchens, bathrooms, hallways and three-season porches with ceiling heights of at least seven feet.

For example, if an existing house with a solid foundation currently has 2,000 square feet of living space and the applicant proposes to build an addition on the side of her house that will add 500 or more square feet of living space, then the entire structure must be raised on pilings. However, if a Licensed Engineer certifies that the existing portion of the foundation will not require modifications to support the proposed building then the foundation may remain; however, the addition must be raised on pilings.

The applicant should show, in writing, what components went into the calculations and reference specific plans when presenting the calculations.

2. **Determining cost for the 50% rule (value of structure)**

When a proposal is for expanding the size of an existing house or for a renovation of an existing house, the applicant should present either:

- a. A licensed Appraiser's valuation of the existing house (structure only) and the same licensed Appraiser's valuation of the proposed house. Both evaluations should be signed by the appraiser and both should reference the specific plans from which the evaluations were made. The evaluations should include a letter

25%/50% rule

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CITY OF NEWBURYPORT

from the Appraiser explaining the methodology used in making the evaluations.

Or:

- b. The assessed value of the house (structure only) from the Assessor's office and a cost estimate from a licensed Builder for the proposed work. The proposed work should include the cost of any demolition and removal of debris. The cost estimate, signed by the licensed Builder should reference a specific plan.

Appraisals and cost estimates do not include house-hold appliances and fixtures.

The applicant should be aware at the time of filing that any unforeseen problems with an existing or proposed structure may affect the appraised value or cost estimates which could require a new filing and require that the house be placed on pilings. If such a problem is found during demolition or construction, it should be reported immediately to the Commission or its Administrator, so that it can be determined if a new filing is necessary.

D. Elevation above flood level and elevation above ground level

The first floor of a building should be two feet above *BFE* (if determined) or the *Highest Existing Ground Elevation*, whichever is higher, as defined by the latest available FEMA flood maps. The two foot elevation must be measured from the bottom of the *Lowest Horizontal Structural Member*.

E. Fences

In order to allow for the lateral movement of sand on the island, any proposed fence must be at least 80% open for the first two feet above grade and at least 50% open above two feet. The percent openness shall be determined as viewed from a point in front of and perpendicular to the fence (e.g., no shadow-box style is allowed). The openness shall be uniform across each fence section as described above. Plans should show where the fence is to be located and should denote locations of fence posts. Plans should show a diagram or photograph of a typical section of the fencing to be used.

If more than 10% of an existing non-compliant fence is to be repaired, the entire fence must be brought into compliance.

F. Lattice and other enclosures

Any proposed lattice or other enclosures (e.g., wooden slats) around pilings of a proposed building or deck must be at least three feet above grade and at least 50% uniformly open to allow for the free movement of sand. Any lattice work should be within the footprint of the building. Plans should show a diagram or photograph of a typical section of the lattice to be used.

G. Driveways, walk-ways, stairway landings, parking and patio areas

Any proposed driveway, walk-way, stairway landing, parking area or patio may be constructed *only* with gravel, crushed stone or shells. Pavers, pervious or otherwise are not

Credentials

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Owner	John A. Wadkins & Louisa M. Tanner				

Gregory C. Story
MA General Certified No. 1251
MA General Certified No. 402



- Profile:** Over twenty five years of wide-ranging professional experience in the real estate industry in both the public and private sectors.
- Areas of Expertise:** *Real estate valuation for;* eminent domain, divorce, estate valuation, lending, brokerage, development, IRS disputes, bankruptcy, HUD 202 multifamily housing and ad valorem taxation.
- Legal Experience:** Mr. Story has been qualified and successfully testified over 25 times as a real estate expert in all levels of the legal system; U.S. Federal Court, Massachusetts Superior Courts; Essex, Suffolk, Middlesex, Plymouth, Worcester and Norfolk, Massachusetts Probate Courts; Suffolk, Middlesex and Essex and a majority of area District Courts. He has also provided litigation support to the JAMS mediation group for dispute resolution. His testimony ranged from divorce valuations to complex partial takings with significant severance damages to the remaining property. In the case of Eminent Domain takings, he has provided appraisals for both affected parties; taking authorities and affected land owners.
- Lawyers Weekly:** I have been highlighted several times over the past four years as “most helpful expert” on cases that range from single family valuations and multiple commercial properties in divorce cases to complex takings relating to eminent domain actions.
- Experience Current:** Gregory C. Story is currently a partner in the firm of A.M. Appraisal Associates Incorporated. A.M. Appraisal Associates provides appraisal and consulting services in all aspects of collateral valuation overseeing the general sale or acquisition of rights in real estate. Responsibilities range from overseeing a staff of 20 licensed real estate professionals to actively participating in all aspects of the firm’s high level appraisal assignments. Mr. Story has extensive background with eminent domain acquisition with his 16 years of experience with the Massachusetts Highway Department. Mr. Story has valued many high valued estates that have been involved in dispute or in divorce litigation. Appraisal assignments such as special purpose properties, multi-tenanted retail and office centers, apartment complexes large tracts of land and simple single family dwellings have been developed. A.M. Appraisal Associates was established as a full service appraisal firm in 1999. Today, AM has developed into one of the areas premier residential/commercial appraisal firms. We have 20 licensed appraiser’s serving from the metropolitan Boston area, Cape Cod and the Islands to southern New Hampshire. Mr. Story has also been the primary architect for the AM residential internet based tracking system. This business to business (B2B), appraisal management tool automatically tracts the entire appraisal

Credentials

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process. The system tracks and informs the client, via a series of emails on every aspect of the appraisal process. AM has put together and coordinated a staff of certified HUD renovation consultants, directly responsible for over 30,000 renovation reports and onsite compliance inspections.

1985 – 1999

Appraisal Administrator for the Massachusetts Highway Department. Responsibilities included overseeing all facets of Eminent Domain with respect to the valuation process, ensuring compliance with established standards and applicable laws and regulations. Coordinated complicated land takings for such projects as the Central Artery, the relocation of Route 146 Worcester and Route 1 expansion for the Foxboro Stadium. Worked directly with cities and towns as well as overseeing a staff of 30 certified appraisers and full fee panel. Worked on the policy committee that developed the taking strategy for contaminated properties within Massachusetts.

Review

Appraiser:

Reviewed staff and fee appraisers for appraisal compliance with established State and Federal standards, applicable laws and regulations. Delineated real and personal property allocations in eminent domain acquisitions. Developed a classroom curriculum on the process of corridor valuations and partial acquisitions.

Staff Appraiser:

Prepared appraisal reports that was the basis for land acquisition via, the Eminent Domain process. Was responsible in inspecting the subject property and collecting of data that was relevant to the appraisal assignment.

1979 – 1984

Story Development:

Purchased distressed residential property in the Boston Metropolitan area of Massachusetts. Responsibilities included estimating all necessary repairs, costing out all building improvements, working directly with local banking institutions as well as contractor.

Education:

Engineering Plan and Development
Relocation and Valuation
Valuation of Easement and Partial Takings
Corridors and Rights of Way: Valuation & Policy (Washington Symposium)
Land Use Planning and Eminent Domain in Massachusetts
HUD Instructors Course
Region I, MA Re-certification Course
VT. 203(K) Consultant fy 2000 course
Yellow Book Seminar – Uniform Appraisal Standards for
Federal Land Acquisitions - 2004
Land Use Planning and Eminent Domain in Massachusetts

Credentials

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USPAP - 2006
General Applications / Residential Case Studies
Investment Analysis for R. E. Appraisers
Appraisal Regulations for the Federal Banking Agencies
Commercial Appraisal Review
Appraisers Use of the Internet
Unique & Unusual Residential Properties
Marshall & Swift Valuation course

Appraisal Institute Courses:

Basic Valuation
Residential Valuation
Appraisal Principles
Standards and Practices
Capitalization Theory & Technique parts A & B
Case Studies in Real Estate Valuation
Report Writing and Val. Analysis
Market analysis of Highest and Best Use
Advanced Sales and Cost Approach
Marshall/Swift Valuation Course
Brownfield's Valuation
Eminent Domain Symposium – 2006
Lincoln Land Institute
Valuation II: Spatial Analysis in Computer Assisted Mass Appraisals
Conservation Easements
B.A. Degree Salem State College

Designations and

Affiliations: MA Certified General Appraisal License #1251
FHA/HUD Approved Real Estate Appraiser #1251
NH Certified General Appraiser #602
VA Appraiser #0323
MHFA Certified Building Consultant
Nationally HUD Certified Renovation Consultant, P0868
Town of Middleton Affordable Housing Committee

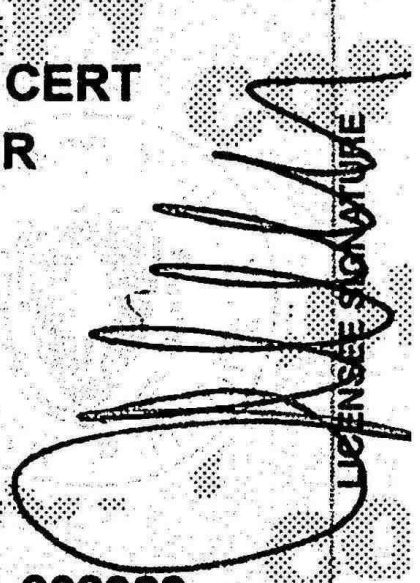
License

Client	Louisa M. Tanner						
Property Address	260 Northern Blvd						
City	Newburyport	County	Essex	State	MA	Zip Code	01950
Owner	John A. Wadkins & Louisa M. Tanner						

**COMMONWEALTH OF MASSACHUSETTS
DIVISION OF PROFESSIONAL LICENSURE
BOARD OF**

**REAL ESTATE APPRAISERS
ISSUES THE FOLLOWING LICENSE CERT
GEN. REAL ESTATE APPRAISER**

**GREGORY C STORY
12 NORTHWOOD RD
MIDDLETON, MA 01949-2458**



LICENSEE SIGNATURE

1251

04/10/2022

808929

LICENSE NUMBER EXPIRATION DATE SERIAL NUMBER

EXHIBIT E



Louisa M. Tanner
260 Northern Blvd
Newburyport, MA 01950

April 13, 2020

Dear Ms. Tanner:

In accordance with your request, I have completed an addendum by reference to a valuation report I had completed for you on March 9, 2021. This addendum recognizes both the prospective market value of the larger parcel as well as the contributory prospective market value of the expanded building at 260 Northern Boulevard. The March 9, 2021 submission reflected the existing site conditions as of the effective date of the report. This addendum by reference recognizes the prospective market value of the property based on plans prepared by Scott Brown Architects of Newburyport – dated April 7, 2021.

Gregory C. Story MA Gen Cert #1251

I, Gregory C. Story am a principle at A.M. Appraisal Associates, Inc. of Lexington, Massachusetts. A.M. Appraisal Associates is a full-service appraisal firm that employs 6 staff appraisers and services a majority of Massachusetts and southern New Hampshire. In this capacity, I am responsible for the management and business development of all valuation services for the firm, including all appraisal activities and litigation support. I am a state certified general appraiser in Massachusetts and New Hampshire.

Property synopsis – the proposed expansion

Currently the subject property consists of two buildings in very good overall condition; the breakdown is 8 total rooms; 3 bedrooms and 2 full baths; 1,640 square feet of GLA. The focus of this analysis is the building identified as 260 Northern Boulevard (the subject) ; the smaller property 260A Northern Boulevard will not be altered. The subject will be expanded and reconfigured to the client’s specific needs from a 5 rooms; 2 bedroom; 1 full bath; 1,160 sf property with rear deck/balcony to a 5 room; 3 bedroom; 2 full bath; 1,434 sf property with a rear deck/balcony and additional front balcony.

Scope of work:

The appraisal is based on information gathered by the appraiser from public records, including but not limited to the City of Newburyport Assessors Office, and the Essex County Registry of Deeds, unidentified sources, exterior inspection of the subject property, neighborhood inspection and investigation, and selection of comparable sales within the market area. The original source of the Comparables is shown in the data source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data considered to be reliable. When conflicting data is provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report no used as the basis for the value conclusion. The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

- I performed the following tasks in arriving at my value opinion
- I performed and exterior inspection of the subject property
- I viewed the public records including the deed when available (online), assessors card (online),
- I inspected each of the comparable sales from the street.
- I collected, confirmed and analyzed data from reliable public and private sources
- I reported the analysis, opinions and conclusions in the appraisal report.
- In employing the Sales Comparison Approach, a sales search was performed using the data sources mentioned previously. Gregory Story or a staff of AM Appraisal Associated have driven by the sales; or we have utilized public records and identified their specific locus through a complete internet analysis.

260-260A Northern Boulevard
Newburyport, MA 01950

- All code 109 sales researched in Newburyport/Plum Island 2017+; all multifamily sales researched 1/2017+, all comparable land sales research 2017+.
- As of the effective date of this report only one land comparable was located; 192 Northern Blvd; MLS 72774965, currently active listing 1/14/2021. List price - \$489,000 for 8,890 sf, per comments a buildable lot. Similar location, vastly inferior setting, no water front exposure, located behind significant structure that could impact views of water. Please note - there was an improved acreage sale that reflected over 2 acres - not considered comparable.
- Relied on Scott Brown's plans dated April 7, 2021.

Methodology

As noted in this addendum, this analysis is based on referencing the previous report dated March 9, 2021. I have incorporated all of the USPAP compliant aspects by attachment of that report into this addendum. This revision reflects the proposed expansion of the subject property. Based on my previous valuation presented, I have utilized the same comparable sales array and adjusted these sales based on the expanded property; 5 rooms; 3 bedrooms and 2 full baths – 1,434 square feet of interior total building area. I have duplicated the methodology of the March 9, 2021 analysis, I have estimated that the prospective market value of the larger parcel as renovated would be \$1,050,000; see below:

Contributory prospective value of 260 (only) Northern Blvd

Last final step in this assignment is to cull out the contributory value of the subject of this report - 260 Northern Blvd. As mentioned within this report I have not been able to locate any comparable land sales. An alternative method would be to rely upon the City of Newburyport's assessing analysis as it relates to their assessment breakdown between land and improvement. By arriving at a reliable percentage, I can then apply this factor to the market value of the property. Below is the ratio described per assessing records for the sales presented;

Sale 1 - 56.5% contributory value of improvement
Sale 2 - 53.6% contributory value of improvement
Sale 3 - 44.6% contributory value of improvement
Sale 4 - 41.7% contributory value of improvement
Sale 5 - 61.9% contributory value of improvement (pinergy records used - assessing record not available)
Subject - 59.9% contributory value of improvements (reflecting current buildout)

I have placed most weight on the upper range of the sales presented due to the overall condition of these sales, this is also support by the subjects assessment breakdown which reflects 59.9% contributory value of improvement - Call 60%. When applied to the market value of \$1,050,000 the implied contributory value of the (improvements) is \$630,000 - however this number captures both properties 260 & 260A. The focus of this analysis was to isolate the contributory value of 260 only, I have calculated that the total property will be 1,914 square feet of interior space, the subject 260 contained 1,434 square feet - which represents 74.9%; when this is applied to contributory value of the buildings - the net result is to isolate the prospective contributory value of 260 only which is as follows; $\$630,000 \times 74.9 = \$471,870$ - call \$472,000.

The implied prospective contributory value of 260 Northern Blvd building based on the expansion as well as the current real estate market is \$472,000.

Respectfully Submitted,



Gregory C. Story
Massachusetts Certified General Real Estate Appraiser #1251
Expires 4/10/2022

CERTIFICATION

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

1. To the best of our knowledge and belief, the statements of fact contained in this appraisal report, upon which the analyses, opinions, and conclusions expressed herein are based, are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. 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.
4. I have performed no services, other than the March 9, 2021 report, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with Uniform Standards of Professional Appraisal Practice and is subject to the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Massachusetts Board of Real Estate Appraisers, the National Association of Independent Fee Appraisers, and the Appraisal Institute.
9. I, relied on public records and photographs, due to nature of assignment – it was not necessary to inspect property. I am familiar with location., The details of the extent of the inspection are included in the body of this report.

260-260A Northern Boulevard
Newburyport, MA 01950

10. The appraisal assignment was not based on a minimum valuation, a specific valuation, or the approval of a loan.
11. The appraiser certifies that I am competent to complete the appraisal report in accordance with the competency provision of the Uniform Standards of Professional Appraisal Practice.
12. Disclosure of the contents of this appraisal report is governed by the bylaws and regulations of the Massachusetts Board of Real Estate Appraisers, the National Association of Independent Fee Appraisers, and the Appraisal Institute relating to review by its duly authorized representatives.
13. I have complied with the valued client's instructions, standards and specifications in conducting the research, analysis and formulation of the value conclusion.

Respectfully Submitted,



Gregory C. Story
Massachusetts Certified General Real Estate Appraiser #1251
Date of Expiration 4/10/2022

Appraiser's Qualification

EXPERIENCE

Current

Gregory C. Story is currently a partner in the firm of A.M. Appraisal Associates, Incorporated. A.M. Appraisal Associates provides appraisal and consulting services in all aspects of collateral valuation overseeing the general sale or acquisitions of rights in real estate. Responsibilities range from overseeing a staff of 20 licensed real estate professionals to actively participating in all aspects of the firm's high-level appraisal assignments. These assignments include but not limited to; Eminent Domain, IRS reports, Ad Valorem tax proceedings, bankruptcy/foreclosure, tax credit valuation, dispute resolution and all aspects of experience with Massachusetts Highway Department. Mr. Story has valued many high valued estates that have been involved in dispute or in divorce litigation. Appraisal assignments such as special purpose properties, multi-tenanted retail and office centers, apartment complexes large tracts of land and simple single-family dwellings have been developed.

A.M. Appraisal Associates was established as a full-service appraisal firm in 1999. Today, A.M. has developed into one of the area's premier residential/commercial appraisal firms. We have 20 licensed appraisers serving from the metropolitan Boston Area, Cape Code and the Islands to the southern New Hampshire. Mr. Story has also been the primary architect for the A.M. residential internet-based tracking system. This business (B2B), appraisal management tool automatically tracts the entire process. The system tracts and informs the client, via a series of emails on every aspect of the appraisal process.

Established A.M. Consulting as the area's premier renovation cost estimating group in New England. A.M. has put together and coordinated a staff of certified HUD renovation consultants, directly responsible for over 30,000 renovation reports and onsite compliance inspections. A.M. has worked with all major lenders in the northeast, as well as providing seminars in the renovation process.

1985-1999

Appraisal Administrator for the Massachusetts Highway Department; Responsibilities included overseeing all facets of Eminent Domain with respect to the valuation process, ensuring compliance with established standards and applicable laws and regulations. Coordinated complicated land takings for such projects as the Central Artery, the relocation of Route 146 Worcester and the Route 1 expansion for Foxboro Stadium. Worked directly with the cities and towns as well as overseeing staff of 30 Certified Appraisers and a full fee panel. Worked on the policy committee that developed the taking strategy for the contaminated properties within Massachusetts.

Review Appraiser; Reviewed staff and fee appraisers for the appraisal compliance with established State and Federal standards, applicable laws and regulations. Delineated real and personal property allocations in the Eminent Domain acquisitions. Developed a classroom curriculum on the process of corridor valuations and partial acquisitions.

Staff Appraiser; Prepared appraisal reports that was the basis for land acquisitions via, the Eminent Domain process. Mr. Story was responsible in inspecting the subject property and collecting data that was relevant to the appraisal assignment.

1979-1984

Story Development; Purchased distressed residential property in the Boston, Metropolitan area of Massachusetts. Responsibilities included estimating all necessary repairs, costing out all building improvements, working directly with local banking institutions as well as contractors.

Expert Witness; Mr. Story has qualified as an expert witness in Essex, Middlesex, Plymouth and Suffolk District Courts. He has also qualified in Middlesex, Essex, and Suffolk Superior Courts and United States Federal Court. Mr. Story has on several occasions presented information to the JAMS mediation group for dispute resolution.

EDUCATION

2004 – Present

Lincoln Land Institute

Valuation II: Spatial Analysis in Computer Assisted Mass Appraisal
Conservation Easements

260-260A Northern Boulevard
Newburyport, MA 01950

2000 – Present Right of Way/ Eminent Domain/ HUD

Engineering Plan and Development
Relocation and Valuation
Valuation of Easement and Partial Takings
Corridors and Right of Way: Valuation & Policy (Washington Symposium)
Land Use Planning and Eminent Domain in Massachusetts
HUD Instructors Course
Region I, MA Re-certification Course
VT. 203(K) Consultants fy2000 Course

1985 – Present Appraisal Institute Courses

Basic Valuation
Residential Valuation
Appraisal Principles
Standards and Practices
Capitalization Theory & Technique parts A & B
Case Studies in Real Estate Analysis
Market Analysis of Highest and Best Use
Advanced Sales and Cost Approach
Marshall/Swift Valuation Course
Brownfield's Valuation
Eminent Domain Symposium

1974 – 1979 B.A. Degree Salem State College

DESIGNATIONS AND AFFILIATIONS

MA Certified General Appraisal License #1251
FHA/HUD Approved Real Estate Appraiser #1251
NH Certified General Appraiser #602
VA Appraiser #0323
MHFA Certified Building Consultant
Nationally HUG Certified Renovation Consultant, PO 868
Town of Middleton Affordable Housing Committee

260-260A Northern Boulevard
Newburyport, MA 01950

COMMONWEALTH OF MASSACHUSETTS
DIVISION OF PROFESSIONAL LICENSURE

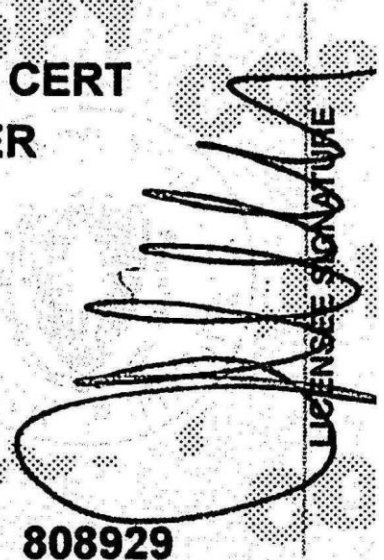
BOARD OF

REAL ESTATE APPRAISERS

ISSUES THE FOLLOWING LICENSE CERT

GEN. REAL ESTATE APPRAISER

GREGORY C STORY
12 NORTHWOOD RD
MIDDLETON, MA 01949-2458


LICENSEE SIGNATURE

1251

04/10/2022

808929

LICENSE NUMBER

EXPIRATION DATE

SERIAL NUMBER