

Property of Robert Cragin
Approximately 0.56 Acres
7, 11, and 13 Woloski Park
Middleborough, Massachusetts

Appraisal Report

Effective Date of Appraisal: August 16, 2016

Prepared for:

Patricia Cassady, Agent
Middleborough Conservation Commission
Town of Middleborough
20 Center Street
Middleborough, MA 02346

Realworth

Appraising & Consulting

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Letter of Transmittal

March 10, 2017

Patricia Cassady, Agent
Middleborough Conservation Commission
Town of Middleborough
20 Center Street
Middleborough, MA 02346

Dear Ms. Cassady:

As requested, I have prepared the following Appraisal Report of the property located at 7, 11, and 13 Woloski Park, Middleborough, Massachusetts. The purpose of the appraisal is to estimate the market value of the herein-described property, as of August 16, 2016. The intended use of the appraisal is to assist the Town of Middleborough to determine the fair market value of the property, for potential purchase negotiations, and to assist the Town of Middleborough in obtaining grant funds to purchase the property. In addition to the Town of Middleborough, other intended users of the report are the Federal Emergency Management Agency, the Massachusetts Emergency Management Agency, the Massachusetts Department of Fish and Game, and The Nature Conservancy.

It is my opinion and conclusion that the market value of the herein-described property, as of August 16, 2016, is \$45,000. Please see the Summary of Important Facts and Conclusions, which follows on pages 8 and 9, for any extraordinary assumptions or hypothetical conditions on which these values are based.

This letter of transmittal is followed by the narrative appraisal report, further describing the subject property and containing some of the reasoning and pertinent data leading to the

Letter of Transmittal

estimated value. This report has been prepared under Standard 2 as an Appraisal Report, in conformity with the *Uniform Standards of Professional Appraisal Practice*, and in conformity with the *EOEEA Specifications for Analytical Narrative Appraisal Reports*, dated February 13, 2015, and with the *FEMA Hazard Mitigation Assistance Unified Guidance: Hazard Mitigation Grant Program, Pre-Disaster Mitigation Program, Flood Mitigation Assistance Program, Repetitive Flood Claims Program, Severe Repetitive Loss Program*, dated June 1, 2009.

Respectfully submitted,



Mark D. Truran
Massachusetts Certified General
Real Estate Appraiser #4460

Qualifications of Appraiser

Mark D. Truran

Employment	<p>1996 - present Realworth Appraising & Consulting, New Bedford, MA</p> <p>1989 - 1997 Larrivee Real Property Appraisers, New Bedford, MA Staff Appraiser</p> <p>1984 - 1989 Upper Cape Realty Corporation, Buzzards Bay, MA Real Estate Broker</p> <p>1981-1984 Conservation Commission, Wareham, MA Clerk/Consultant</p>
Education	<p><i>Massachusetts Board of Real Estate Appraisers:</i> “Green in Residences and Appraisals” (2014) “Appraisal of 2-4 Family and Multi-Family Properties” (2012) “Challenging Assignments for Residential Appraisers” (2012) “Uniform Standards of Professional Appraisal Practice Update” (2003, 2006, 2014) “Unique and Unusual Residential Properties” (2000) “Land Development” (2000) “2-4 Family Residential Income Property Appraisal” (2000) “Commercial Appraisal Review Techniques” (2000)</p> <p><i>Appraisal Institute:</i> “General Appraiser Market Analysis and Highest & Best Use” (2016) “General Appraiser Report Writing and Case Studies” (2015) “Real Estate Finance, Statistics, and Valuation Modeling” (2014) “Comparative Analysis” (2012) “Using Your HP 12C Financial Calculator” (2012) “Uniform Standards of Professional Appraisal Practice Update” (2009, 2011, 2012) “Valuation of Green Residential Properties” (2009) “Eminent Domain and Condemnation” (2009) “Subdivision Valuation” (2009) “Appraising from Blueprints and Specifications” (2009) “Real Estate Appraisal Operations” (2009) “Scope of Work” (2009) “Analyzing Operating Expenses” (2006) “Feasibility, Market Value, Investment Timing: Option Value” (2003) “Introduction to GIS Applications for Real Estate Appraisal (2003) “Valuation of Detrimental Conditions in Real Estate” (2003) “Small Hotel/Motel Valuation” (2003) “Analyzing Distressed Real Estate (2003) “Internet Search Strategies for Real Estate Appraisers” (2003) “Advanced Income Capitalization” (1994)</p> <p><i>McKissock Appraisal School:</i> “Disclosures and Disclaimers” (2006) “Environmental Pollution: Mold and Air Quality” (2006)</p> <p>Williams College, Williamstown, MA B.A. in Philosophy with a Concentration in Environmental Studies (1981)</p>
License	Massachusetts Certified General Real Estate Appraiser, #4460

Owner's Property Inspection Certificate

COMMONWEALTH OF MASSACHUSETTS
OWNERS PROPERTY INSPECTION CERTIFICATE

1. Robert Cragin 508-947-3923
Name of Supposed Owner(s) Telephone No. w/Area Code

11 Woloski Park
Address

Middleborough MA 02346
Town/City State Zip Code

2. Please check appropriate line:

- ☒ I wish to accompany the appraiser on an inspection of my property. *Myself*
☐ I wish to have my representative accompany the appraiser(s) on an inspection of my property. *8/16/2016*
 (Please fill in Item 3.)
☐ I do not wish to accompany the appraiser(s) on an inspection of my property.

3.

Name of Authorized Representative Telephone No. w/Area Code

Address

Town/City State Zip Code

4. The following individuals and/or entities occupy the premises in accordance with an agreement as indicated (lease, life estate, etc.):

a) _____ b) _____
Name of Individual or Entity Name of Individual or Entity

Occupied Premises Occupied Premises

Type of Agreement Type of Agreement

5. I certify that I have given the above-referenced tenants or occupants notice of the appraiser's inspection of the property.

6. I hereby authorize the appraiser to enter and inspect the property, after reasonable notice, for the purpose of preparing an appraisal.

Owner/Representative's Signature Date

Certificate of Value

OWNER(S): Robert Cragin

PROPERTY: Approximately 0.56 acres, 7, 11, and 13 Woloski Park, Middleborough, MA

I, Mark D. Truran, hereby certify that, to the best of my knowledge and belief:

The statements contained in the appraisal here set forth are true, and the information upon which the opinions expressed herein are based is correct;

The reported analyses, opinions, and conclusions are limited only by the reported assumptions, limiting conditions, and legal instruction, and are my personal, unbiased professional analyses, opinions, and conclusions;

No one provided me with significant professional assistance;

This appraisal has been made and the appraisal report prepared in conformity with the Appraisal Foundation's *Uniform Standards of Professional Appraisal Practice*;

Neither my employment nor my compensation for making this appraisal report are in any way contingent upon the values reported herein;

I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of such property appraised;

I have no personal interest with respect to the parties involved with this assignment;

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

My 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 particular event directly related to the intended use of this appraisal;

I have made a personal inspection of the appraised property which is the subject of this report and all comparable sales used in developing the opinion of value;

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report, within the three-year period immediately preceding acceptance of this assignment.

The date of inspection was August 16, 2016, and the method of inspection was on foot, having afforded the owner the opportunity to accompany me; and

In my opinion, as of August 16, 2016, the market value of the subject property is \$45,000.



Mark D. Truran
Massachusetts Certified General Real Estate Appraiser #4460

Date: March 10, 2017

Summary of Important Facts and Conclusions

Property Type: Two single-family dwellings

Property Address: 7, 11, and 13 Woloski Park, Middleborough

Owner: Robert Cragin

Effective Date of Valuation: August 16, 2016

Property Rights Appraised: Fee Simple Estate, but subject to an encroachment due to relocation of the unnamed road to the east

Site Data: Three contiguous lots, with approximately 233.6 feet of frontage on a gravel road known as Woloski Park and approximately 138.14 feet of frontage on an unnamed gravel road in Woloski Park (the development) and with a total land area of approximately 0.56 acres, identified as Lots 2457, 2482, and 2454 on Middleborough Assessors' Map 20.

Improvement Data: 690-square-foot single-family dwelling with two bedrooms and one bathroom, with attached garage and sheds originally built in 1940 and in fair condition; 369-square-foot single-family dwelling with one bedroom and one bathroom, originally built in 1940 and in fair condition; detached garage.

Zoning: Residence A

Highest and Best Use As If Vacant: Unbuildable land

Highest and Best Use As Improved: Single-family dwelling

Indications of Market Value:

Cost Approach:	Not Applicable
Income Approach:	Not Applicable
Sales Comparison Approach:	\$45,000

Conclusion of Market Value: **\$45,000**

Summary of Important Facts and Conclusions

Extraordinary Assumptions: This appraisal is based on the extraordinary assumption that the subject property's well water is potable; if it is determined that a new well must be installed, the value of the subject property would be lower. This appraisal is based on the extraordinary assumption that the subject property would have a percolation rate of less than five minutes per inch; if it is determined that the percolation rate is slower (but not too slow), the value of the subject property could be higher. This appraisal is based on the extraordinary assumption that the condition of the dwelling at 13 Woloski Park, immediately prior to the flood of March 14, 2010, was fair and that the dwelling was suitable for seasonal occupancy.

Hypothetical Conditions: This appraisal is based on the hypothetical condition that the subject property is cleaned of any automotive debris and temporary structures; in the event that automotive debris and temporary structures remain, the value of the subject property would be lower. This appraisal is based on the hypothetical condition that the improvements on the subject property are currently in the same condition as they were immediately prior to the flood on March 14, 2010, and that, as a result, all legal rights associated with the improvements in that condition are in place; without this hypothetical condition, the value of the subject property would be slightly lower.

Subject Property Photographs

The photographs were taken by the appraiser on August 16, 2016.



Front and right side of the dwelling at 11
Woloski Park



Front and left side of the dwelling at 11
Woloski Park, with 13 Woloski Park to the
left



Rear and right side of the dwelling at 11
Woloski Park

Subject Property Photographs



Sheds and garage attached to the rear of the dwelling at 11 Woloski Park



Detached garage at 7 Woloski Park



The kitchen at 11 Woloski Park

Subject Property Photographs



The living room at 11 Woloski Park



The bathroom at 11 Woloski Park



The front yard of 13 Woloski Park, with junk and temporary shed on the right and 11 Woloski Park to the right

Subject Property Photographs



Front of the dwelling at 13 Woloski Park



Rear and left side of the dwelling at 13 Woloski Park



Right side of the dwelling at 13 Woloski Park, with junk and temporary shed to its right

Subject Property Photographs



Rear and right side of the dwelling at 13 Woloski Park



The bedroom at 13 Woloski Park



Woloski Park, looking northwest, with the subject property on the right

Subject Property Photographs



Woloski Park, looking southeast, with the subject property on the left



Unnamed road, looking south, with the subject property on the right



The entrance road to Woloski Park

Statement of Assumptions and Limiting Conditions

The Certification of Appraisal that appears in the appraisal report is subject to the following assumptions and limiting conditions and to such other specific assumptions and limiting conditions as are set forth by the appraiser in the report:

Legal Matters:

The legal description used in this report is assumed to be correct, but it may not necessarily have been confirmed by survey. No responsibility is assumed in connection with a survey or for encroachments or overlapping or other discrepancies that might be revealed thereby. Any sketches included in the report are only for the purpose of aiding the reader in visualizing the property and are not necessarily a result of a survey.

No responsibility is assumed for an opinion of legal nature, such as concerning ownership of the property or condition of title.

The appraiser assumes that the title to the property to be marketable and that, unless stated to the contrary, the property is appraised as an unencumbered fee which is not used in violation of acceptable ordinances, statutes, or other governmental regulations.

Information, Estimates and Opinions:

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

Unapparent Conditions:

The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable than otherwise comparable property. The appraiser is not an expert in determining the presence or absence of hazardous substances, defined as all hazardous or toxic materials, waste, pollutants or contaminants (including, but not limited to, asbestos, PCB, UFFI, or other raw materials or chemicals) used in construction or otherwise present on the property.

The appraiser assumes no responsibility for the studies or analyses which would be required to conclude the presence or absence of such substances or for loss as a result of the presence of such substances. The client is urged to retain an expert in this field, if desired. The value estimate is based on the assumption that the subject property is not so affected.

The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he became aware of during the normal research involved in performing the appraisal.

Statement of Assumptions and Limiting Conditions

Zoning and Licenses:

It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconforming use has been stated, defined and considered in the valuation.

It is assumed that the subject property complies with all applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined and considered in the valuation.

It is assumed that the information relating to the location of or existence of public utilities that has been obtained through a verbal inquiry from the appropriate utility authority or has been ascertained from visual evidence is correct. No warranty has been made regarding the exact location or capacities of the public utility systems.

It is assumed that all licenses, consents or other legislative or administrative authority from local, state or national governmental or private entity or organization have been, or can be, obtained or renewed for any use on which the value estimate contained in the valuation report is based.

Court Testimony:

The appraiser will not give testimony or appear in court because he made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

Disclosure of Report Contents:

The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.

Purpose of Appraisal and Definition of Value

Purpose and Date of Valuation: The purpose of the appraisal is to estimate the market value of the fee simple estate of the property under market conditions prevailing on August 16, 2016; however, there is an encroachment due to the relocation of the unnamed road to the east of the property. The intended use of the appraisal is to assist the Town of Middleborough to determine the fair market value of the property, for potential purchase negotiations, and to assist the Town of Middleborough in obtaining grant funds to purchase the property. In addition to the Town of Middleborough, other intended users of the report are the Federal Emergency Management Agency, the Massachusetts Emergency Management Agency, the Massachusetts Department of Fish and Game, and The Nature Conservancy.

Definition of Market Value: Market value (also referred to as fair market value in the Massachusetts Executive Office of Energy and Environmental Affairs' Specifications for Analytical Narrative Appraisal Reports) is the most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title to a 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 interests; 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; and 5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.¹

Definition of Fee Simple Estate: Fee simple estate is "absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by governmental powers of taxation, eminent domain, police power, and escheat".²

1. EOEAA *Specifications for Analytical Narrative Appraisal Reports*, February 13, 2015, page 2.
2. *The Dictionary of Real Estate Appraisal*, Fifth Edition, by the Appraisal Institute, Page 78

Scope of Work

I have inspected the exterior and interior of the subject property. Other information about the property has been derived from public records, as further described herein.

I have relied on the current deeds and two recorded plans, as referenced herein, for information regarding easements, covenants, restrictions, and other encumbrances affecting the subject property. I have not performed a title examination of the subject property.

In order to determine the legal use of the property, I have reviewed state and municipal laws and regulations and have interviewed municipal officials.

I have examined the subject property's market area, to determine the existing and proposed inventory, as well as demand for and marketability of property of this type.

I have researched sales of properties similar to the subject property that have occurred over the past three years in Middleborough and in similar locations in southeastern Massachusetts.

In order to determine the highest and best use for the subject property, I have completed a survey of the market, noting supply and demand factors, and examined the feasibility of alternative uses.

In estimating the market value of the subject property, I have not applied the Income Approach to Value or the Cost Approach to Value, for reasons further explained herein. I have applied the Sales Comparison Approach to Value.

Identification of the Property

Legal Description

The subject property is identified as Lots 2457, 2482, and 2454 on Middleborough Assessor's Map 20, which appears as an exhibit on a following page. The property is more fully described in three deeds recorded at the Plymouth County Registry of Deeds, Plymouth, Massachusetts: one for 11 Woloski Park, recorded on October 3, 1985, in Book 6344, Page 341; one for 13 Woloski Park, recorded on November 4, 1994, in Book 13247, Page 341; and one for 7 Woloski Park, recorded on June 27, 2002, in Book 22336, Page 123. The property is currently owned by Robert Cragin (also known as Robert P. Cragin). To my knowledge, this property has not been offered for sale during this ownership.

The subject property is located in a residential development known as Woloski Park. There does not appear to be a recorded plan showing the entire layout of Woloski Park; however, there are two recorded plans: Plan 508 of 1963 shows the layout of the roads servicing the lots in Woloski Park, as well as the three lots which make up the subject property, and Plan 944 of 1977 shows the right of way providing access to Woloski Park over property with an address of 204 Plymouth Street. The current deed for 204 Plymouth Street references the 1977 plan and states that that property is "subject to an eight foot right of way to Purchase Brook." These two plans appear as exhibits on following pages.

Identification of the Property Current Deeds

BOOK 6344 PAGE 341
see Bl. 1349C Pg. 310

Robert P. Cragin and Paula J. Cragin, Husband and Wife, and Tenants by the Entirety of Middleborough
Plymouth County, Massachusetts

in consideration of the payment of One Thousand Five Hundred and no/100 (\$1,500.00) Dollars from the said Robert P. Cragin to the said Paula J. Cragin

grant to Robert P. Cragin *of 10 Woloski Park, Middleboro*

of Middleborough with quitclaim covenants the land in Middleborough, and the buildings thereon, situated off the easterly side of Plymouth Street bounded and described as follows:

Beginning at a stake in line of a ten (10) foot way leading from the cart path, so called, to the river, the West corner of the premises herein conveyed and South corner of the land now or formerly of Paul A. and Gladys F. Dunn; thence in line of said Dunns, Easterly about 122 feet to a stake; corner of said Dunn lot in line of a lot of land now or formerly of Edward D. and Alice C. Woloski; thence in line of said Edward D. Woloski et ux, Southerly about 60.1 feet to a stake for a corner; thence in line of other land now or formerly of Dunn et al, Westerly 118.6 feet to a stake in line of said way; thence in line of said way, Northerly 60 feet to the bound first mentioned.

Together with the right in common with others entitled thereto to pass and re-pass from said premises to the river and from said premises to Plymouth Street over said ten (10) foot way and said cart path, so called. Said land and said "cart path" and "10 foot way" are shown on a "Plan of Land, Middleborough, Mass., of Arthur B. St. James et ux, July 25, 1963, Scale 1"=40", Theodore V. Deane, R.L.S."

For title reference see Deed of Fred A. Bonner to Robert P. Cragin and Paula J. Cragin, husband and wife, as tenants by the entirety, dated April 22, 1982 and recorded at the Plymouth Registry of Deeds, Book 5138, Page 191.

Executed as a sealed instrument this 2ND day of October, 1985

Robert P. Cragin
Paula J. Cragin

COMMONWEALTH OF MASSACHUSETTS
DEEDS & EXCISE
OCT-278 03.42
RA 11402

CANCELED

The Commonwealth of Massachusetts
Plymouth ss. October 2, 1985


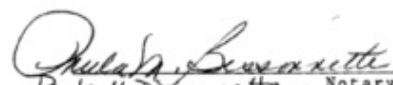

Then personally appeared the above named Robert P. Cragin and Paula J. Cragin

and acknowledged the foregoing instrument to be their free act and deed

Before me, *[Signature]*
My commission expires *Nov. 21*, 19 *89*

REC'D OCT 3 1985 AT 11:30 AM AND RECORDED

Identification of the Property Current Deeds

Property Address: 9 Woloski Park Middleboro, MA 02346	<div style="text-align: right; margin-bottom: 10px;"> BK 13247PG341 115762 </div> <p>I, DONALD R. HUNTER, of Middleboro, Plymouth County, Massachusetts for consideration paid of Sixteen Thousand Five Hundred (\$16,500.00) Dollars grant to ROBERT P. CRAGIN, of 10 Woloski Park, Middleboro, Plymouth County, Massachusetts with QUITCLAIM COVENANTS a certain parcel of land in Middleborough, Plymouth County, Massachusetts, situated off the Easterly side of Plymouth Street, bounded and described as follows:</p> <p>Beginning at a stake in the Easterly line of a ten (10) foot Way running from the cartpath so called, to the river; thence at right angles with said ten (10) foot Way;</p> <p><u>EASTERLY</u> in line of land now or formerly of Anna Pompeo, one hundred twenty-five and 3/10 (125.3) feet to a stake in line of land now or formerly of Edward V. Woloski and Alice C. Woloski; thence, in line of said Woloskis.</p> <p><u>SOUTHERLY</u> about sixty and 1/10 (60.1) feet to a stake; thence, in a line parallel with the first described line,</p> <p><u>WESTERLY</u> in line of land now or formerly of Anna Pompeo, about one hundred twenty-two (122) feet to a stake and said Way; thence in line of said Way,</p> <p><u>NORTHWESTERLY</u> sixty (60) feet to the bound first mentioned.</p> <p>Together with the right in common with others entitled thereto to pass and repass from said premises to the river and from said premises to Plymouth Street over said ten (10) foot Way and said cartpath, so-called.</p> <p>Being the same premises described in deed from Willard V. King and Jeanette C. King to Donald R. Hunter dated September 29, 1980 and recorded in the Plymouth County Registry of Deeds at Book 4891, Page 20.</p> <p>WITNESS my hand and seal this 3rd day of November, 1994.</p> <div style="text-align: right; margin-top: 20px;">  Donald R. Hunter </div> <p style="text-align: center;">COMMONWEALTH OF MASSACHUSETTS</p> <p>Plymouth, ss. November 3, 1994</p> <p>Then personally appeared the above-named Donald R. Hunter and acknowledged the foregoing instrument to be his free act and deed, before me.</p> <div style="text-align: right; margin-top: 20px;">  Paula M. Bissonnette, Notary Public My commission expires: <u>Aug 17, 1995</u> </div> <div style="margin-top: 20px;"> <div style="display: flex; justify-content: space-between;"> <div style="text-align: left;"> DEEDS REG 18 PLYMOUTH 11/04/94 </div> <div style="text-align: left;"> 75.24 75.24 60000 15738 TAX CHICK 60000 15738 TAX CHICK </div> </div> <div style="text-align: center; margin-top: 10px;">  </div> <div style="text-align: center; margin-top: 10px;"> Received & Recorded PLYMOUTH COUNTY REGISTRY OF DEEDS 04 NOV 1994 02:49PM JOHN D. RIORDAN REGISTER Bk 13247 Pg 341 </div> </div>
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← END OF INSTRUMENT →

OUTCLAIM DEED

102440
Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
27 JUN 2002 02:57P
JOHN R. BUCKLEY, JR
REGISTER
Bk 22336 Pg 123

Be

Board of Selectmen

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss

June 24, 2002

Then personally appeared the above named Whyma C. Perkins and acknowledged the foregoing instrument to be the free act and deed of the Town of Middleborough, before me.

Notary Public

My commission expires:

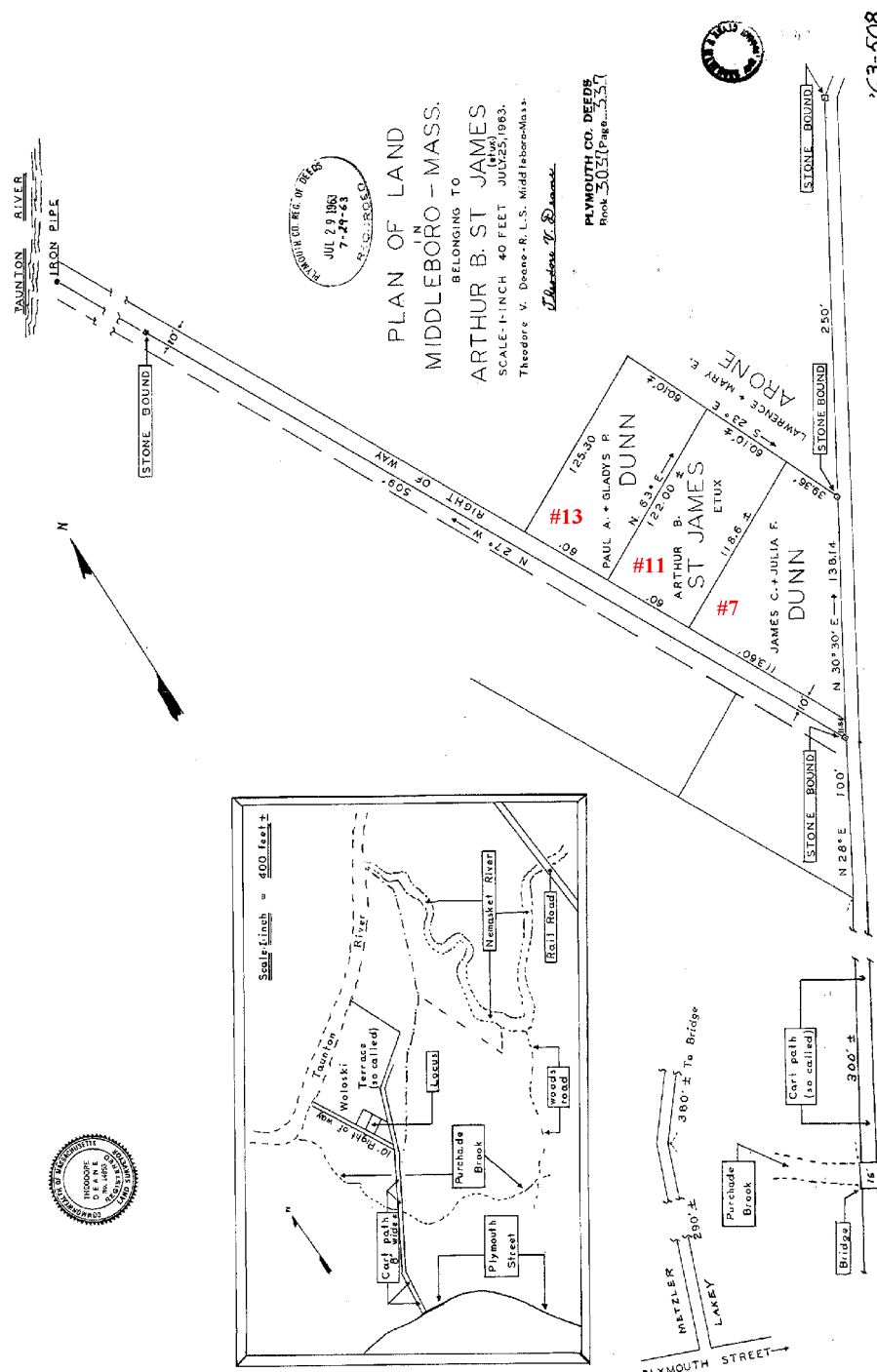
Diane M. Henault
8/4/06

DIANE M. HENAU
Notary Public
My Commission Expires
August 4, 2004

mail 1
ROBERT CRAGIN
11 WOLOSKI PARK
MIDDLEBORO, MA
02346

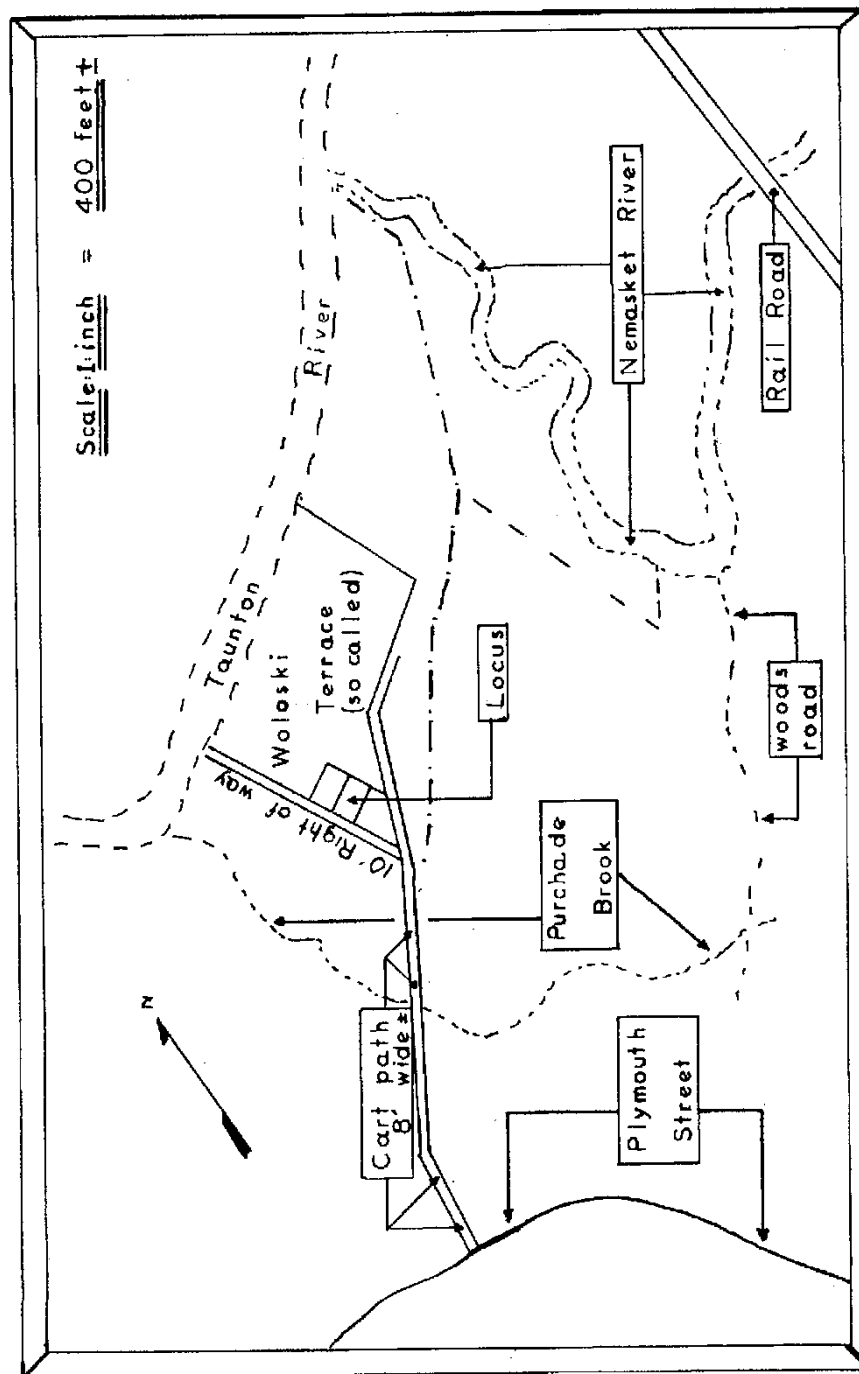
Identification of the Property Recorded Plans

Plan 508 of 1963



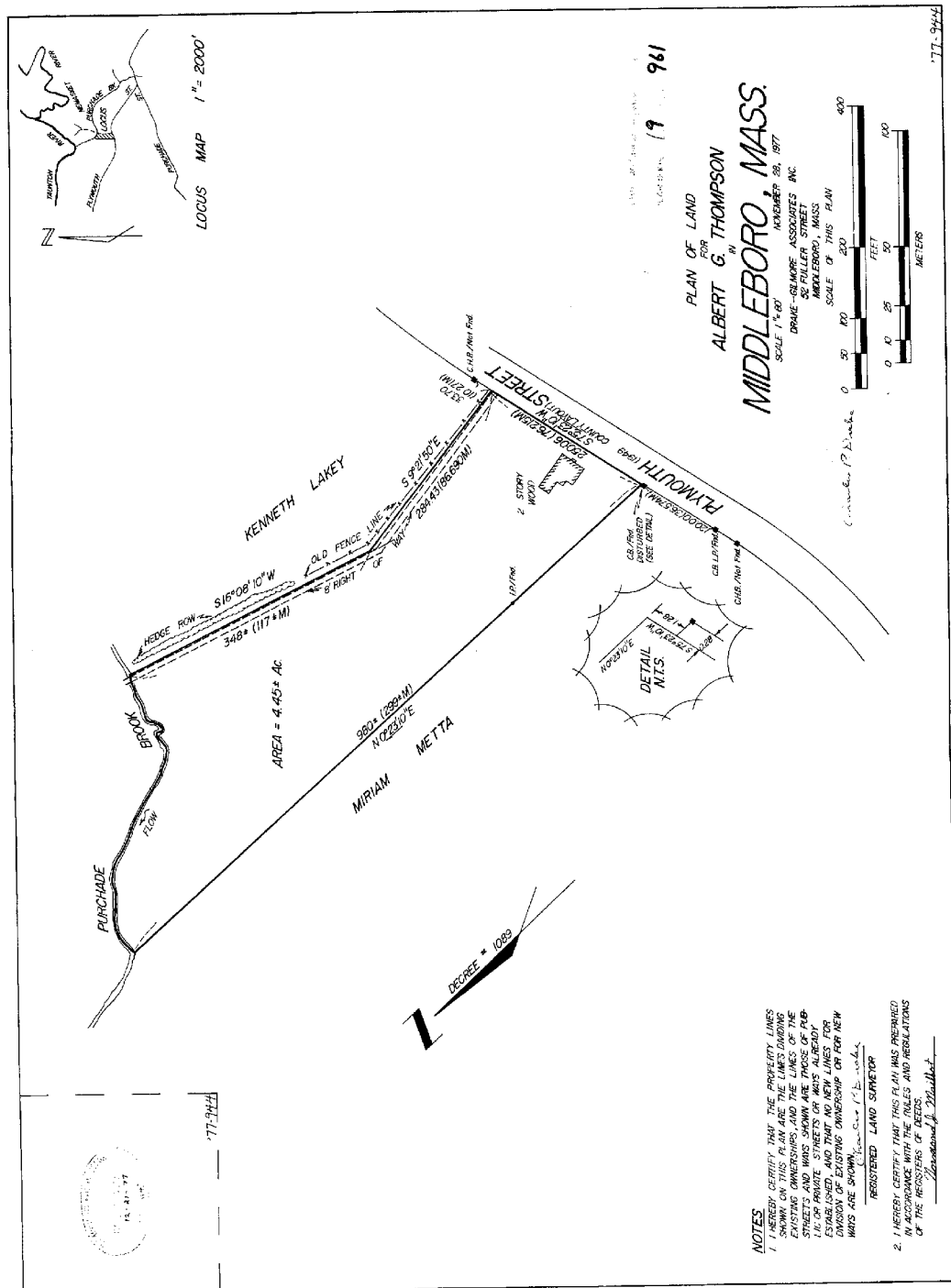
Identification of the Property Recorded Plans

Plan 508 of 1963, Detail
Road Layouts



Identification of the Property Recorded Plans

Plan 944 of 1977
Access Easement from Plymouth Street

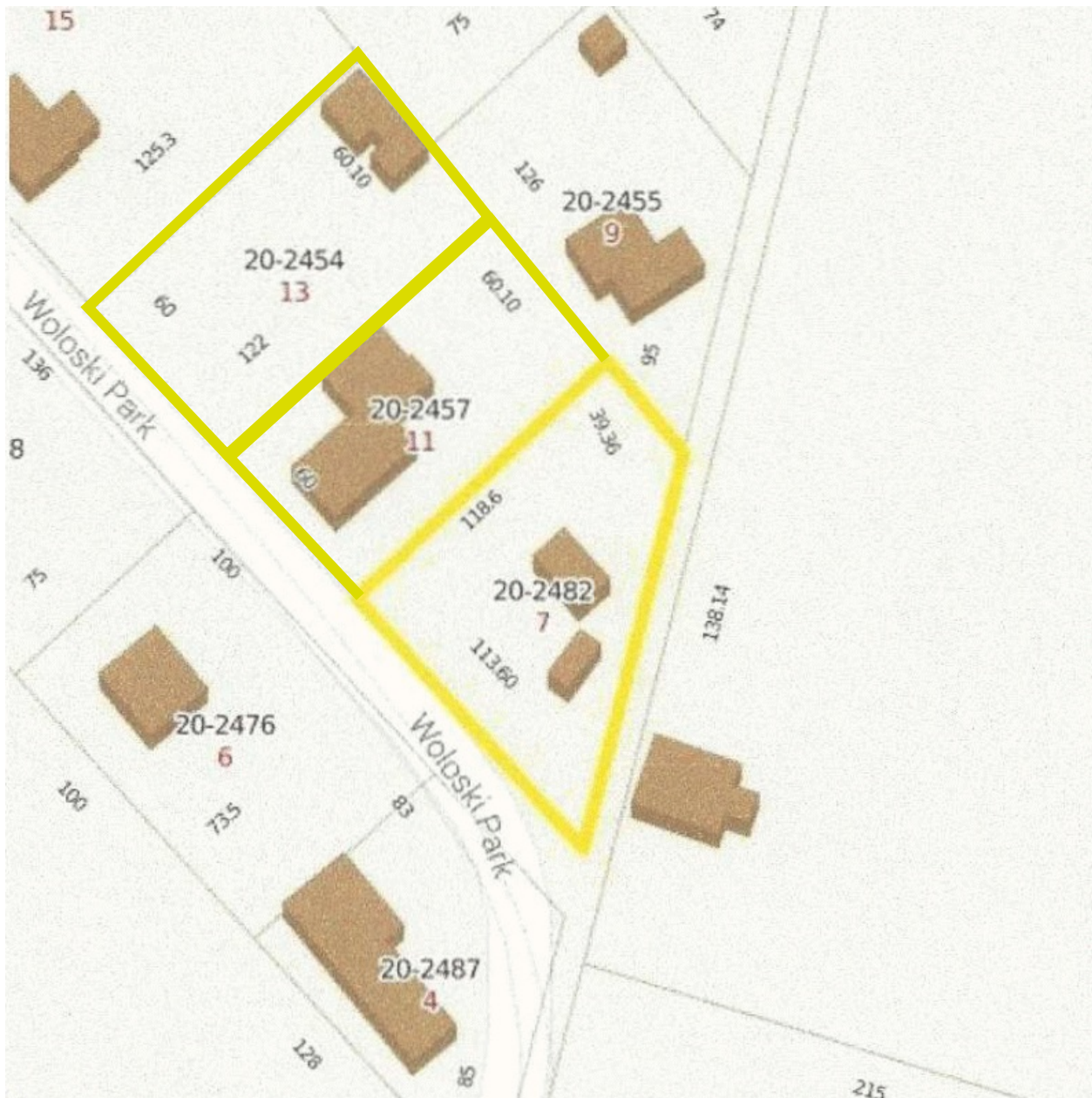


Identification of the Property Middleborough Assessors' Map



Identification of the Property Middleborough Assessors' Map

Detail



Area and Neighborhood Analysis Descriptive Data

Middleborough is a rural-residential and increasingly suburban community, centrally located in Southeastern Massachusetts. It is bounded by Bridgewater and Halifax to the north; Plympton and Carver to the east; Wareham and Rochester to the south; and Lakeville, Taunton and Raynham to the west. The town is approximately 22 miles north of New Bedford, 35 miles south of Boston, and 30 miles east of Providence, Rhode Island.

Middleborough has an Open Town Meeting Government, with an elected Board of Selectmen and a Town Manager. Incorporated in 1669, Middleborough contains a total of 72 square miles including about three square miles of surface water. The 2010 US Census indicated a population of 23,116 persons, which represented an increase of nearly 16% since 2000. Considerable land area in Middleborough remains undeveloped (much of it wetland), although development has escalated in recent decades.

The subject property is located in Woloski Park, a residential development in the northern portion of Middleborough. Northern Middleborough is developed mostly with single-family dwellings, but some properties are utilized for agriculture or are forested. Dwellings are mostly of average quality or better and in average condition or better.

Area and Neighborhood Analysis Favorable and Unfavorable Factors

Woloski Park is developed with ten single-family dwellings in a variety of conditions and with a variety of quality. Most dwellings are small cottages which either are or were once utilized as second homes during the warmer months. Four of these dwellings have been upgraded or upgraded and expanded, for year-round occupancy; two of these dwellings are for year-round occupancy but are in fair condition; three of these dwellings are dilapidated and not currently suitable for occupancy; and one of these dwellings has been upgraded but cannot be occupied due to issues with water supply and sewerage disposal.

Woloski Park is located entirely in a 100-year flood zone adjacent to the Taunton River, the Nemasket River, and Purchase Brook. The Nemasket River and Purchase Brook are tributaries to the Taunton River, which flows south to Mount Hope Bay, a distance of about 20 miles from Woloski Park. There is a ten-foot-wide common river access for Woloski Park, at the end of the road.

Access to Woloski Park is by way of a gravel road off Plymouth Street, a town-accepted street. The gravel access road crosses Purchase Brook, where there is a concrete bridge/culvert with a width of about eight feet. Purchase Brook often floods once or more per year—usually in the spring—with the flood elevation high enough to prevent vehicular access to Woloski Park. The following photograph, found in the files of the Middleborough Board of Health, shows the flooding of Purchase Brook on April 1, 2014. Flooding of this magnitude makes access to Woloski Park feasible only by wading or by small boat. A more-severe flood on March 14, 2010, was several feet higher, resulting in flood waters a few feet above the floor elevations of most of the dwellings in Woloski Park.