

Realworth

Appraising and Consulting
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July 5, 2016

Ruth Geoffroy, Planning Director
Town of Middleborough Planning Department
20 Center Street
Middleboro, MA 02346

Re: Appraisal of properties in Woloski Park, Middleborough, MA, shown as Property Groups A through H as described below

Dear Ms. Geoffroy:

You have requested a quote for appraisal reports for the above-referenced eight properties, which are further identified in the following table.

Prop Group	St Address	Map/Lot	Owner Name	Acres
A	2 Woloski Park	20/2448	Robert J. & Richard J. Benecchi (Nancy DeArruda)	3.5
	12 Woloski Park	20/2478	Robert J. & Richard J. Benecchi (Nancy DeArruda)	0.24
B	5 Woloski Park	20/2465	Nicola DiPietro, Tr.	8
C	6 Woloski Park	20/2476	Sean Callahan	0.15
D	7 Woloski Park	20/2482	Robert Cragin	0.22
	11 Woloski Park	20/2457	Robert Cragin	0.17
E	13 Woloski Park	20/2454	Robert Cragin	0.17
F	9 Woloski Park	20/2455	Daniel O'Grady	0.2
G	14 Woloski Park	20/2444	Jacob Saad	0.18
	16 Woloski Park	20/2339	Jacob Saad	0.24
H	17 Woloski Park	20/2414	Michael Garner	0.41

The purpose of the reports would be to estimate the market value of each property, as well as the contributory value of any structures or other attached improvements on each property. The appraisals of Property Groups A, B, C, D, and E would estimate these values as of a time before the flood event that occurred on March 14, 2010, while the appraisals of Property Groups F, G, and H would estimate these values as of a current date. The intended use of the reports would be to assist the Town of Middleborough to determine the fair market value of each property, for potential purchase negotiation purposes, and to assist the Town of Middleborough in obtaining

grant funds to purchase the properties. In addition to the Town of Middleborough, other intended users of the reports would be the Federal Emergency Management Agency, the Massachusetts Emergency Management Agency, the Massachusetts Department of Fish and Game, and The Nature Conservancy.

Should you engage my services four original copies of each Appraisal Report, along with an electronic (pdf) version of the report, in conformity with the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Standards Board and meeting the requirements of the EOEEA's Specifications for Analytical Appraisal Reports as revised February 13, 2015, and further meeting the requirements outlined in the Real Estate Appraisal Scope of Work - Fee, Woloski Park, Middleborough, MA (attached to a letter dated June 21, 2016), would be completed and submitted to you. The fee for the eight appraisal reports would be \$9,500, which would be due upon delivery of the appraisal reports. The anticipated completion date for the first drafts of the reports would be August ¹⁷24, 2016, provided I receive your notice to proceed by July ⁷13, 2016. The anticipated completion date for the finalized reports would be September ⁹16, 2016, provided I receive your comments on the drafts by ^{August 26}September 2, 2016.

If this proposal is acceptable, please sign below and return a copy of this letter, to indicate your acceptance of the above terms and your notification for me to proceed. I look forward to the opportunity to be of service to the Town of Middleborough.

Sincerely,

Mark D. Truran

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

MD 7-7-16

Accepted and agreed to.

Ruth McCawley Geoffroy

Ruth McCawley Geoffroy, Planning Director
Town of Middleborough Planning Department

Date: *July 7, 2016*

*Dates revised per telephone discussion 7/7/16. If able
Submission could be sooner MD*