

TOWN OF BARNSTABLE

NOTICE OF MEETINGS OF TOWN DEPARTMENTS AND ALL TOWN BOARDS
As Required by Chapter 28 of the Acts of 2009, amending MGL Chapter 30A

NAME OF PUBLIC BODY – COMMITTEE, BOARD OR COMMISSION:

REGULAR MEETING AGENDA
COMMUNITY PRESERVATION COMMITTEE

BARNSTABLE TOWN CLERK

2024 JUN 13 PM12:19

DATE OF MEETING: Monday, June 17, 2024

TIME: 5:30 p.m.

PLACE: The Community Preservation Committee (CPC) meeting will be held by remote participation methods pursuant to the passage of legislation extending certain COVID-19 measures adopted during the state of emergency in the Commonwealth of Massachusetts.

Alternative public access to this meeting will be provided in the following manner:

1. The meeting will be televised live via Xfinity Channel 8 or high definition Channel 1072. It may also be accessed via the Government Access Channel live stream on the Town of Barnstable's website: <https://streaming85.townofbarnstable.us/CablecastPublicSite/watch/1?channel=1>
2. Real-time public comment can be addressed to the Community Preservation Committee utilizing the Zoom link or telephone number and access code for remote access below.
Link: <https://zoom.us/j/86409254762>

Or by calling the US Toll-free Telephone Number: 888-475-4499
Meeting ID: 864 0925 4762

3. Applicants, their representatives, and individuals required or entitled to appear before the Community Preservation Committee may appear remotely and are not permitted to be physically present at the meeting and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to Sarah.Beal@town.barnstable.ma.us so that they may be displayed for remote public access viewing.

Meeting materials will be available at

<https://www.townofbarnstable.us/boardscommittees/communitypreservationcommittee/> prior to the meeting.

This meeting of the Community Preservation Committee is being recorded and broadcast on the Town of Barnstable's Government Access Channel. In accordance with MGL Chapter 30A, s. 20, the Chair must inquire whether anyone else is recording this meeting and to please make their presence known

Call to Order:

Minutes:

- Approval of the Draft Community Preservation Committee Regular Meeting Minutes from May 20, 2024.

Letter of Intent / Application:

- A Letter of Intent and Application has been received from the Marina Enterprise Fund, an entity that is part of the Marine & Environmental Affairs Department for the Town of Barnstable. The request is for \$1,150,000 in Community Preservation Open Space/Recreation Funds for the purchase of property addressed 211 Cedar Tree Neck Road, Marstons Mills, which directly abuts the Marina at Prince Cove that is owned by the Marina Enterprise Fund. Purchase of this property would allow for a phased expansion of the Marina providing residents with additional access to the water and supporting multiple recreational uses, and maximizing land already owned by the Town of Barnstable. Funding for any future expansions would be provided by the Marina Enterprise Fund.

Application

- None received.

Correspondence Received

- None received.

Project Updates:

- Barnstable Land Trust's Application for Santuit Woodlands CR has been forwarded for Town Council Public Hearing.
- The Wheeler Road Grant – Closing has been scheduled for the end of June 2024.
- Mills Property, Mashpee – the approved Conservation Restriction (CR) to be granted to the Mass Division of Fish and Wildlife – Closing is in the process of being scheduled.
- Work continues on the Olde Colonial Court House building and will be completed late summer.
- Progress is being made on the Centerville and Osterville Playground projects.
- CC Rail Trail Phase 3 CR's review has begun. The CR's are for mitigation of the land used for the easement for the pathway. Bidding for the project is scheduled for August 2024.

Member Discussion:

- July 15, 2024 Annual CPC Public Meeting and Regular CPC meeting will be held in person in the Hearing Room at Town Hall.

Public Comment:

Adjournment:

***CPC Annual Public Meeting Scheduled July 15, 2024, 5:30 p.m.
Regular CPC Meeting Scheduled July 15, 2024, 7:00 p.m.***

Please Note: The list of matters is those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Committee may go into executive session. The Committee may also act on items in an order other than they appear on this agenda. Public files are available for viewing during normal business hours at the Community Preservation office located at 367 Main Street, Hyannis, MA

For your information the section of the M.G.L. that pertains to postings of meetings is as follows: Except in an emergency, in addition to any notice otherwise required by law, a public body shall post notice of every meeting at least 48 hours prior to such meeting, excluding Saturdays, Sundays and legal holidays. In an emergency, a public body shall post notice as soon as reasonably possible prior to such meeting. Notice shall be printed in a legible, easily understandable format and shall contain: the date, time and place of such meeting and a listing of topics that the chair reasonably anticipates will be discussed at the meeting. Meetings of a local public body, notice shall be filed with the municipal clerk, and posted in a manner conspicuously visible to the public at all hours in or on the municipal building in which the clerk's office is located.



Town of Barnstable COMMUNITY PRESERVATION COMMITTEE



www.town.barnstable.ma.us/CommunityPreservation
Email: CommunityPreservationCommittee@town.barnstable.ma.us

Committee Members

Lindsey B. Counsell – Chair • Tom Lee – Vice Chair • Marilyn Fifield – Historical Commission • Terry Duenas – At Large • Katherine Garofoli – At Large
Stephen Robichaud– Planning Board • Tom Lee – Conservation Commission • Vacant – Recreation Commission
Deborah Converse – Housing Authority • Farley Lewis – At Large • Felicia Penn, President– Town Council Liaison

Monday, May 20, 2024
Regular CPC Meeting DRAFT Minutes
Remote Access Meeting via Zoom Link: <https://zoom.us/j/85122504019>
5:30 PM

Lindsey Counsell – Chair	Present
Marilyn Fifield – Clerk	Present
Terry Duenas	Present
Tom Lee-Vice Chair	Absent
Katherine Garofoli	Present
Deborah Converse	Present
Stephen Robichaud	Present
Farley Lewis	Present

With a quorum present, Chair Lindsey Counsell called the meeting to order at 5:30 pm and read: “Please note that tonight’s meeting is being recorded and broadcast on the Town of Barnstable’s Government Access Channel. In accordance with MGL Chapter 30A, s. 20 the Chair must inquire whether anyone else is recording this meeting and to please make their presence known.” No one present was recording the meeting.

Call to Order (Roll Call)

Present: Terry Duenas – **yes**, Marilyn Fifield – **yes**, Deborah Converse– **yes**, Katherine Garofoli – **yes**, Stephen Robichaud – **yes**, Farley Lewis – **yes**, and Lindsey Counsell – **yes**. Tom Lee was absent.

Minutes

The motion of Farley Lewis was seconded by Marilyn Fifield to approve the draft Community Preservation Committee Regular Meeting Minutes from April 22, 2024, as submitted.

Roll Call Vote: Deborah Converse – **yes**, Katherine Garofoli – **abstained**. Farley Lewis – **yes**, Stephen Robichaud – **yes**, and Lindsey Counsell – **yes**. 4-yes, 0- no, 1- abstained. **Motion carried.**

Correspondence Received

- Community Preservation Fund Financial Reports as of April 30, 2024, prepared by Director of Finance Mark Milne.

There was a brief discussion regarding the Schedule of Unreserved Fund Balances for the CPA Fund as of April 30, 2024, that was provided by the Director of Finance, Mark

Milne. It was confirmed that there were sufficient funds in each category to cover projects on this agenda and that there is a total of approximately \$14M in CPA funds available. It was noted that the Affordable Housing Growth and Development Trust Fund Board will likely be requesting the transfer of Community Housing funds after the fiscal year. The CPC members discussed that they would like more frequent updates regarding the Affordable Housing Trust activities and although the report provided last month was useful, they would like to be able to have a discussion.

Letters of Intent

- A Letter of Intent has been received from the Federated Church of Hyannis requesting \$165,000 in Community Preservation Historic Preservation Funds to conserve 270 gravestones in the Universalist Cemetery that were identified in the 2024 Condition Assessment prepared by Fannin Lehner Preservation Consultants. The Federated Church owns the land where the cemetery lies and provides meeting space for several non-profit groups. The cemetery is listed on the State Register of Historic Places and has an existing preservation restriction recorded. The church will donate \$1,000 with in-kind donations from volunteers providing ongoing research and management.

Steve Robichaud shared that the company he works for has a relationship with the Federated Church of Hyannis, however he does not have a conflict of interest because the Letter of Intent is unrelated.

Pam Brown, volunteer from the Federated Church of Hyannis, provided background saying that the Federated Church came before the CPC in May of 2016 asking for funds to save the cemetery that was in poor condition. The 2016 CPC grant covered new fencing surrounding the cemetery to prevent vandalism and trespassing, and a condition assessment report of the gravestones. The report is required by conservators submitting proposals for conservation work for the gravestones. Ms. Brown narrated a PowerPoint presentation providing an overview of the Universalist Cemetery, the new fencing and condition of several of the gravestones as examples of the work that is needed, and she explained the multiple processes for restoration as outlined in the condition assessment report. She provided interesting history for several of the notable individuals and families buried in the cemetery and said that there previously were no records for the almost 200-year-old cemetery. A complete inventory along with the location of graves by section and row was included in the condition assessment. Several gravestones were uncovered that had sunk below ground and there is now a total of 350 including sea captains, civil war veterans and early settlers of Hyannis. In answer to a CPC member's inquiry, Ms. Brown said that she hoped to put together a book that includes all her research and plans to conduct walking tours of the cemetery in the Fall for interested visitors.

The motion of Deb Converse was seconded by Stephen Robichaud to move the Letter of Intent from the Federated Church of Hyannis requesting \$165,000 in Community Preservation Historic Preservation Funds for the restoration of 270 gravestones in the Universalist Cemetery to Application stage.

Roll Call Vote: Terry Duenas – yes, Deb Converse – yes, Marilyn Fifield – yes, Katherine Garofoli – yes, Farley Lewis – yes, Stephen Robichaud – yes, and Lindsey Counsell – yes. Motion carried.

- A Letter of Intent was received from the Barnstable Fire District Prudential Committee requesting Community Preservation Open Space Funds for acquisition of 2.7 acres of land located at 153 Oakmont Road in Cummaquid, for potential public water supply. This parcel was highlighted in a 1994 USGS survey of potential public water supply areas in Cape Cod. Purchase of this parcel will protect this area from development and conserve it for use as a potential future water well field.

Mr. Steve Rizzo represented the Barnstable Fire District Prudential Committee. He explained that the Barnstable Fire Department owns a 10-acre parcel on Oakmont Road and the adjacent parcel addressed 153 Oakmont Road has become available for purchase with an asking price of \$549,900. He said that the parcel is part of a group of parcels that were designated by the Cape Cod Commission (CCC) for drinking water use under the Public Land Assessment and Acquisition Program as parcel A1-W-53 and encompasses several parcels on Oakmont Rd. The subject parcel is in the middle of that group and if developed, none of the group of parcels could be used for water including the original 10-acre parcel owned by the Barnstable Fire Department. Mr. Rizzo explained that after taking the 10-acre parcel by eminent domain in 1971 for drinking water supply purposes, MGL 310 CMR 22 came into effect requiring a 400 ft radius for Zone I well protection areas making the current Fire Department parcel too narrow to satisfy the requirement for a well protection zone. Mr. Rizzo explained that the tract designated by the CCC is one that the Barnstable Fire District wants to use for future water and although it is not needed immediately, if 153 Oakmont Road is developed, the entire tract will become useless for water including the 10 acres that the Fire Department currently owns. He said additional parcels would need to be acquired in the future but would not be pursued if 153 Oakmont Road is developed. He said an appraisal is needed before making an offer to the owners noting that the asking price prior to subdivision permitting was lower in 2022.

There was discussion regarding the other parcels on Oakmont Road included in the CCC the Regional Policy Plan which includes all the parcels up to 105 Oakmont Road noting ownerships and what may be required for drinking water use. In answer to CPC member's inquiry, Mr. Rizzo explained that current infrastructure has a cross connection with the Town of Yarmouth. The Hyannis Water Department towers are at the end of Althea and Mary Dunn Road so there is potential for Hyannis to connect if this land area was to be converted to a well field. He noted that aerial surveys depict that as far back as 1938 this block of parcels have been forest. Mr. Rizzo said that although an exploratory well has not been dug yet, it is believed that the aquifer is available, and he confirmed that PFOS from the airport and Fire Academy are migrating to the southeast which is away from the site. He noted that of the three tracts of land designated in 2018 by the CCC as potential public water supply sites, two have been developed saying that this is the last tract of land in this area. There was discussion regarding having a hydrologist analyze the area.

Public comment:

Ms. Wellsley Marsh of Barnstable Village spoke in support of the acquisition of 153 Oakmont Road, saying that now is the time to secure potential well sites so there is

water for everyone into the future. She noted existing contamination issues and water bans because of drought. She said the option to protect this potential water supply source is one we may never have again.

Ms. Alvina Baxter-Moran of Cummaquid spoke in support saying it is critically important to protect the water resources that we have. She said that once they are gone, we are not getting more.

The motion of Farley Lewis was seconded by Katherine Garofoli to move the Letter of Intent from the Barnstable Fire District Prudential Committee requesting Community Preservation Open Space funds for purchase of 153 Oakmont Road, Cummaquid to the Application stage.

Roll Call Vote: Terry Duenas – yes, Marilyn Fifield – yes, Deb Converse – yes, Katherine Garofoli – yes, Farley Lewis – yes, Stephen Robichaud – yes, and Lindsey Counsell – yes. Motion carried.

- A Letter of Intent has been received from the Historical Society of Santuit & Cotuit requesting \$30,000 in Community Preservation Historic Preservation Funds to fund the restoration of the Homestead buttry and the remaining HVAC work that was previously approved by CPC in 2021, with \$3,000 remaining from the 2021 grant. This work has not been started due to cost overages in other awarded areas resulting in the need for supplemental funds for completion. The property is listed on the State Register of Historic Places and has an existing preservation restriction recorded.

Stephen Robichaud recused himself from review of the Letter of Intent from the Historical Society of Santuit & Cotuit.

Ms. Beth Johnson, President of the Cotuit Historical Society and Steve Devlin, Project Manager provided background saying that in 2022, the CPC awarded a grant of \$87,000 for climate control for archives and restoration of the buttry. Ms. Johnson noted that the project is 90% complete, however two components included in that 2022 grant have not been started yet because there is only \$3,000 in CPA funds remaining. Ms. Johnson explained that there were unforeseen issues with construction that caused overages and noted also a general increase in the cost of materials in the years after their estimation. Mr. Devlin outlined some of the structural issues that tripled the estimated costs. He said that the funding request of \$30,000 is the exact amount of the overages incurred.

There was CPC member discussion about supporting the completion of the project and the need for a sound foundation and it was noted that the work that has been performed was important for the protection of the artifacts.

The motion of Terry Duenas was seconded by Deb Converse to move the Letter of Intent from the Cotuit Historical Society requesting \$30,000 in Community Preservation Historic Preservation funds to Application stage

Roll Call Vote: Terry Duenas - yes, Marilyn Fifield - yes, Deb Converse – yes, Katherine Garofoli – yes, Farley Lewis – yes, and Lindsey Counsell – yes. Motion carried.

Discussion: Ms. Johnson indicated there is an ongoing capital campaign and this funding request is only a portion of Phase II of the project. It was requested that the Application include background as to where overages occurred.

Application

- An Application has been received from Barnstable Land Trust (BLT) requesting \$250,000 in Community Preservation Open Space funds for acquisition of a 5.84-acre parcel addressed 4609 Falmouth Road, Cotuit, Map 024, Parcel 042. The total purchase price of the parcel is \$590,000 with an application for a Mass Conservation Partnership grant for \$300,000 to be submitted in July 2024. \$50,000 will be requested from the Cotuit Fire District Board of Water Commissioners in support of the project at an upcoming District meeting. The parcel has frontage on Falmouth Road and abuts a BLT 5.9-acre conservation area to the south. Public access will be off Santuit-Newtown Road. Acquisition would create almost 12 acres of contiguous open space conserving high value natural resources and recreation access as well protecting nearby drinking water wells (or within water protection zone or Zone II). The Town of Barnstable would be granted a conservation restriction on the property and the property would be managed by the BLT.

Ms. Janet Milkman, Director of Barnstable Land Trust (BLT), narrated a PowerPoint presentation that depicted the subject parcel and surrounding area, noting other open space properties and parcels owned by BLT. The PowerPoint showed that the property is located in a Zone II area and the proximity to the wells and high conservation value land to the north and south. She noted the likely existence of a vernal pool that is in the process of being certified. She explained that the property is shown as prime farm and forest land soils with aerial photos depicting the parcel as undisturbed woodland. She noted that the kettle hole is partly in the subject parcel and partly in the BLT land behind it. Ms. Milkman explained that there are existing trails on the BLT property to the south which can be easily extended into this property saying it could make a nice neighborhood trail system.

Ms. Milkman said that BLT would be able to leverage the CPA funding if approved, with Cotuit Water District funding to apply for a Conservation Partnership Grant for just under \$300,000. Barnstable Land Trust would be responsible for raising another \$30,000 in private funding. She confirmed that public access would be from off Santuit-Newtown Road and that any encroachments would be removed. Ms. Milkman said that the Conservation Partnership Grant amount has been increased from \$175,000 to \$300,000 from last year, however, the award of funds depends upon what the competition is from other land projects. She noted that there could be an opportunity for a drinking water supply grant if that grant is not awarded.

Public comment: Ms. Wellesley Marsh spoke in favor of the Application saying it is very much like the Letter of Intent for the Oakmont property. She said the project is an important and rare opportunity to acquire a parcel of land that could potentially help protect the existing drinking water wells.

The motion of Kathrine Garofoli was seconded by Deb Converse to recommend Barnstable Land Trust's Application for \$250,000 in Community Preservation Open Space funds for the acquisition of 4609 Falmouth Rd, Cotuit to the Town Manager. A Conservation Restriction will be granted to the Town of Barnstable and the property will be owned and managed by Barnstable Land Trust. Roll Call Vote: Terry Duenas - yes, Marilyn Fifield - yes, Deb Converse - yes, Katherine Garofoli - yes, Farley Lewis - yes, Steve Robichaud – yes and Lindsey Counsell – yes. Motion carried.

Project Updates: Chair Counsell provided the following updates:

- The Wheeler Road Grant – the easement plan has been prepared and will be recorded at the closing scheduled for June 2024. The CR on the house lot was approved at the Town Council meeting.
- Mills Property, Mashpee – Mashpee Selectmen approved the Conservation Restriction (CR) to be granted to the Mass Division of Fish and Wildlife – Closing is in the process of being scheduled.
- Work continues on the Olde Colonial Court House building and will be nearing completion this summer.
- Progress is being made on the Centerville and Osterville Playground projects. The Osterville recreation building has been razed and the ball field will be completed soon.
- CC Rail Trail Phase 3 review of CR's is complete and the final paperwork is going in. The CR's are for mitigation of the land used for the easement for the pathway. Bidding for the project is scheduled for August 2024. This is Mass DOT's #1 bikeway project.

Member Discussion:

- It was decided that the format for the June 17, 2024, CPC Meeting would be remote.
- Still waiting for appointment of a Recreation Commission member to the CPC.

Public Comment:

None.

Adjournment:

Motion was made by Stephen Robichaud and seconded by Marilyn Fifield to adjourn. Roll Call Vote: Terry Duenas – yes, Marilyn Fifield - yes; Deb Converse – yes; Katherine Garofoli – yes; Farley Lewis – yes; Stephen Robichaud – yes, and Lindsey Counsell – yes. Motion carried: Meeting adjourned at 6:44 p.m.

Next Regularly Scheduled CPC Meeting June 17, 2024

List of documents/exhibits used by the Committee at the meeting:

Exhibit 1 –CPC Agenda, May 20, 2024.

Exhibit 2 –Draft CPC Meeting Minutes – April 22, 2024.

Exhibit 3 – Letter of Intent – Federated Church of Hyannis

Exhibit 4 - PowerPoint Presentation – Federated Church of Hyannis Cemetery

Exhibit 5 – Letter of Intent – Barnstable Fire District Water Department – 153 Oakmont Road, Cummaquid.

Exhibit 6 - Letter of Intent – Historical Society of Cotuit and Santuit

Exhibit 7 - Application – Barnstable Land Trust – 4609 Falmouth Rd, Cotuit

Exhibit 8 - PowerPoint – Barnstable Land Trust – 4609 Falmouth Rd, Cotuit

Respectfully submitted,

Ellen M. Swiniarski

Community Preservation Coordinator

and reviewed by CPC Clerk Marilyn Fifield

Please Note: The list of matters is those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed, and other items not listed may also be brought up for discussion, to the extent permitted by law. It is possible that the Committee may vote to go into Executive Session. The Committee may also act on items in an order other than they appear on this agenda.

*** Public files are available for viewing during normal business hours at the Community Preservation office located at 367 Main Street, Hyannis, MA**



Town of Barnstable
Marine and Environmental Affairs Department
1189 Phinney's Lane, Centerville, MA 02632
Derek Lawson, Director
508-790-6273 / Fax 508-790-6275
www.townofbarnstable.us

Animal Control 508-790-6274
Harbormaster 508-790-6273
Marinas 508-790-6273
Moorings 508-790-6273

Natural Resources 508-790-6272
Sandy Neck 508-790-6272
Sandy Neck Gatehouse 508-362-8300

Mr. Lindsey Counsell, Chair
Community Preservation Committee
Barnstable Town Hall
367 Main Street
Hyannis, MA 02601

April 12, 2024

Dear Mr. Counsell;

Please accept a letter of interest from the Marina Enterprise Fund, which is a part of the Marine and Environmental Affairs Department for the Town of Barnstable. The Marina Enterprise Fund requests the opportunity to apply for \$1,150,000 in Community Preservation Funding for the purchase of the property at 211 Cedar Tree Neck Road in Marstons Mills, 02648. This property was listed last month.

The property directly abuts the Marina at Prince Cove, which is owned by the Marine Enterprise Fund. The goal of purchasing this property would allow for a phased expansion of the Marina. Additional access to the water supports multiple recreation uses, allows more residents access to the water, and maximizes the land already owned by the Town.



The funding request is for \$1,150,000, which is the asking price for the property. Addition funding for any expansion of the Marina would be at the expense of the Marina Enterprise Fund.

Thank you for your consideration of this request and please contact me if you have any questions or if we can provide further information.

Respectfully,

Derek Lawson, Director – Marine and Environmental Affairs
Town of Barnstable

CPC APPLICATION (Page 1)

Appropriated CPA funds require one or more deed restrictions (conservation / historic preservation / housing). Sample restrictions are available at the Official Website of the Town of Barnstable www.town.barnstable.ma.us. If the restriction is prepared by the applicant, the first draft of the restriction should be provided to the CPC Coordinator. If the applicant is not preparing the restriction, a consultant will contact the applicant to assist in the drafting of the appropriate restriction after funds are appropriated. The Town of Barnstable Legal Department and Legal Consultant shall review and approve the restriction prior to the final commitment of the CPA funds to the project.

Submission Date: 4/12/2024

Project Title: Purchase of 211 Cedar Tree Neck Road

Project Map/Parcel Number: 076 / 025

Estimated Start Date: 07/01/2024

Estimated Completion Date: 08/01/2024

Purpose (please circle all that apply):

Open Space

Community Housing

Historic

Recreation

Town Affiliation**

Public

Private

Non-Profit

Partnership (Describe below #3)

****Please note: All Town CPC Applications must be approved by the Town Manager prior to submission.**

Applicant Contact:

Name: Derek Lawson

Organization (if applicable): Town of Barnstable, Marine and Environmental Affairs

Address: 1189 Phinneys Lane, Centerville, MA 02632

Mailing Address: Same

Daytime Phone #: 508-790-6273

E-mail Address: derek.lawson@town.barnstable.ma.us

Primary Contact (if different from applicant contact):

Name: Brian Talyor

Address: 1189 Phinneys Lane, Centerville, MA 02632

Mailing Address: Same

Daytime Phone #: 508-790-6273

E-mail Address: brian.taylor@town.barnstable.ma.us

CPC APPLICATION (page 2)

Appropriated CPA funds require one or more deed restrictions (conservation / historic preservation / housing). Sample restrictions are available at the Official Website of the Town of Barnstable www.town.barnstable.ma.us. If the restriction is prepared by the applicant, the first draft of the restriction should be provided to the CPC Coordinator. If the applicant is not preparing the restriction, a consultant will contact the applicant to assist in the drafting of the appropriate restriction after funds are appropriated. The Town of Barnstable Legal Department and Legal Consultant shall review and approve the restriction prior to the final commitment of the CPA funds to the project.

Budget Summary:

Total budget for project: \$1,150,000

CPA funding request: \$1,150,000

Matching funds (committed/under consideration):

Please address the following questions:

1. Project summary (description and goals):

The property of 211 Cedar Tree Neck Road in Martons Mills directly abuts the Marina at Prince Cove, which is owned by the Marina Enterprise Fund / Town of Barnstable. The goal of purchasing this property is to allow for the expansion of the Marina at Prince Cove. This expansion would support additional recreational access to the waterfront. Expanding the range of recreational opportunities available to all residents and visitors.

2. How does this project help preserve Barnstable's character?

The Town of Barnstable is a maritime community. This project supports the community by purchasing additional land for waterfront access. Increased access to the water allows residents and visitors alike to take advantage of multiple recreational activities such as boating, fishing, kayaking, and shell fishing. Luckily, the property for sale is right next to an existing facility that already promotes open space and recreational usage.

3. Partnership(s) Description:

None

4. Provide a detailed project timeline:

Purchase property once CPC funding becomes available. Capital Project planning for expansion of existing Marina at Prince Cove property. The long-term focus would be on creating additional open green space, a new exit, parking and reconfiguration of the Chapter 91 License for the Marina at Prince Cove. This could help expand and/or better utilize slip space. The current slip space allows for "residents only" seasonal dockage as well as transient dockage for visitors/residents wishing to rent temporary dock space. Estimated time for completion of project is 7 years and will be implemented in a phased approach starting with exit and additional parking first.

5. How does this project meet the General Criteria and Category Specific Criteria for CPC projects?

Preserves the essential character of the Town (maritime community). Supports multiple recreational uses such as open space and recreation. Maximizes land already owned by the Town.

6. Provide a detailed budget, including the following information, as applicable: (Fiscal Year, Total Cost, CPC Funds Requested, Other Sources of Funding sought and received, and cost estimates/quotes received):

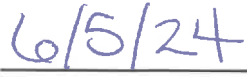
Requesting CPC funds for the purchase price for the property: \$1,150,000,

7. Assessors office identification map and map and parcel number:

Map #076 Parcel #025



Signature of Applicant




Date

Signature of Applicant Partner

Date



Signature of Town Manager (Town Affiliated Projects)



Date



Appraisal Report

**211 Cedar Tree Neck Rd
Marstons Mills, MA 02648**

**Clancy Appraisal Company, Inc.
508-540-9515
info@clancyappraisal.net**

Appraised Value as of: 05/03/2024
\$ 1,200,000

FEATURES

Style/Design: **Cape Cod**
Living Area (Sq.Ft.): **1,370**
Total Bedrooms: **2**
Year Built: **1953**
Condition: **Average**

Lot Size: **.60 Acre +-**
Neighborhood: **Prince Cove area**
Total Baths: **1.5**
Effective Age: **15**
Date of Report: **05/03/2024**

PREPARED FOR

Client: **Town of Barnstable**
Address:
City: State: Zip:
Phone: Fax:
E-mail:

PREPARED BY

Appraiser's Signature

Name: **Clancy Appraisal Company, Inc.**
Designation:
Certification or License #: **MA CRRE Appr # 75341**
Expiration Date: **11/18/2025** ST: **MA**
E-mail: **info@clancyappraisal.net**

FILING

Client File #: **211-Cedar Tree MAM**

Appraiser File #: **211-Cedar Tree MAM**

The value opinion expressed above is only valid in conjunction with the attached appraisal report. This value opinion may be subject to Hypothetical Conditions and/or Extraordinary Assumptions as indicated in the body of the report. A true and complete copy of this Summary Appraisal Report contains 44 pages.

RESIDENTIAL APPRAISAL REPORT

SUBJECT PROPERTY IDENTIFICATION

Property Address: 211 Cedar Tree Neck Rd City: Marstons Mills
State: MA Zip Code: 02648 County: Barnstable
Legal Description of Real Property: Barnstable County Registry of Deeds, Bk 20071 Pg 221 (07/21/2005)
Tax Assessor's Parcel #: 076-025 R.E. Taxes: \$ 10,872.09 Tax Year: 2024
Special Assessments: \$ N/a Current Owner of Record: T & M Realty Trust
Occupancy: Owner Tenant Vacant Current Occupant (if occupied): Vacant
Project Type (if applicable): Planned Unit Development Condominium Cooperative Single Family
Home Owners' Association Membership Fees (if applicable): \$ N/a per year per month
Market Area Name: Prince Cove area Map Reference: Subdv lot #2A & 3B Census Tract: 0132.00

ASSIGNMENT

The purpose of this appraisal is to develop a Current opinion of Market Value (as defined elsewhere in this report).

Property Rights Appraised: Fee Simple Leasehold Leased Fee Other (describe) _____

Intended Use: The purpose of the appraisal is to estimate the Current Market Value of the subject as of May 3, 2024 for potential purchase purposes

Intended User(s) (by name or type): Town of Barnstable

Client: Town of Barnstable Address: 230 South Street, Hyannis, MA 02601

Appraiser: Clancy Appraisal Company, Inc. Address: 24 Spring Bars Road, #3B, Falmouth, MA 02540

MARKET AREA DESCRIPTION

Location: Urban Suburban Rural Built Up: Over 75% 25-75% Under 25%
Growth Rate: Rapid Stable Slow Property Values: Increasing Stable Declining
Demand/Supply: Shortage In Balance Over Supply Marketing Time: Under 3 Mos. 3-6 Mos. Over 6 Mos.
Typical One-Unit Housing Ranges: Price: (\$) Low 500,000 High 2,500,000 Predominant 850,000
Age: (yrs.) Low New High 200 Predominant 65
Present Land Use: One-Unit: 75% 2-4 Unit: 0% Multi-Unit: 0% Comm'l: 15% Vacant 10%
Change in Land Use: Not Likely Likely * Is Changing * * To: _____

Market Area Comments:

Marketing time currently were under 3 months in the subject market segment. After reviewing sales from May 2021 thru May 2023, estimated overall stable market conditions noted in subjects market segment. No market condition adjustments deemed needed to comparables used in the report. Subject was noted to be located adjacent to the Town Marina on Price Cove which is typical and common for the area and not deemed to be adverse.

SALE / TRANSFER / LISTING HISTORY OF SUBJECT PROPERTY

My research: Did Did not reveal any prior sales or transfers of the subject property for the three years prior to the Effective Date of this appraisal. Data Source(s): Barnstable County Registry of Deeds, town of Barnstable Assessor's office, Cape Cod Multiple listing service if available

	1st Prior Sale / Transfer	2nd Prior Sale / Transfer	3rd Prior Sale / Transfer
Date of Prior Sale / Transfer:	<u>No sales noted</u>		
Price of Prior Sale / Transfer:	<u>Within last year</u>		
Source(s) of Prior Sale / Transfer Data:	<u>Registry of deeds</u>		

Analysis of sale / transfer history, any current agreements of sale or listing, and listing history (if relevant):

Any sales for subject noted within the last 3 years are listed herein. Subject property was listed for sale at time of inspection for \$1,300,000 for approx. 56 days on market. Also after checking all available sources, any sales noted by appraiser for the comparable sales within the last year listed herein.

Client: Town of Barnstable Client File No.: 211-Cedar Tree MAM Appraiser File No.: 211-Cedar Tree MAM



RESIDENTIAL APPRAISAL REPORT

SITE DESCRIPTION

Dimensions: See attached deed and plan Site Area: .60 Acre +/-
 Zoning Classification: Residential-RF Zoning Description: RF(87,120 SF) minimum lot size required.
 Zoning Compliance: Legal Legal Non-Conforming (Grandfathered) Illegal No Zoning Regulations
 Deed Restrictions: Are Covenants, Conditions, & Restrictions (CC&Rs) applicable? Yes No Unknown
 Have the documents been reviewed? Yes No N/A Ground Rent (if applicable) \$ _____ / _____
 Comments: n/a
 Highest & Best Use, as improved, is the: Present use, or Other use (explain) _____

Characteristics: Topography: Rolling lot Size: .60 acre
 Shape: Irregular Drainage: No apparent problems
 View: Gd. Cove vws Landscaping: Typical/area
 Easements: See attached easement with adjacent Lot #1 Restrictions: none noted
 Other features: Inside Lot Corner Lot Cul de Sac Underground Utilities Overhead Electric noted

Utilities:	Public	Other	Provider/Description	Off-site Improvements:	Type	Public	Private
Electricity:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	Street:	Paved	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	Curb/Gutter:	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	Sidewalk:	none	<input type="checkbox"/>	<input type="checkbox"/>
Sanitary Sewer:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Private/typical</u>	Alley:	none	<input type="checkbox"/>	<input type="checkbox"/>

Is the property or the improvements located in a FEMA Special Flood Hazard Area? Yes No
 FEMA Flood Zone: X500 FEMA Map #: 25001C0543J FEMA Map Date: 7/16/2014

Site Comments:
Site is sloping to the rear with good views of Prince Cove at the rear of site. Typical landscaping consisting of lawn, trees, shrubs, fences and paved driveway noted. See attached easement noted on subject lot for adjacent lot to subject having its cesspools on the subject lot.

DESCRIPTION OF THE IMPROVEMENTS

General Description: # of Units: 1 + Accessory Unit # of Stories: 1.50 Design (Style): Cape Cod
 Type: Detached Attached _____ Status: Existing Proposed Under Construction
 Actual Age (years): 71 Effective Age (years): 15 Year Built: 1953

Exterior Description:
 Foundation: Concrete Exterior Walls: Wood shingles
 Roof Surface: Asphalt Gutters & Downspouts: Aluminum
 Window Type(s): Harvey Vinyl D/H windows Storm / Screens: Thermo/Yes

Heating System: Fhw-Gas Cooling System: None noted

Car Storage: None Garage Carport Driveway (Surface: Paved) Total # of Cars: 4

Livable area above grade contains: 6 Rooms, 2 Bedrooms, 1.5 Bath(s), and 1,370 Sq.Ft. of GLA

Describe Additional Features and Improvements:
Subject is a 71 year old Cape Cod style in average with average quality of construction noted. 25% deprec. based on the age/life method.
Improvements noted per permits available were a new roof in 2000, newer heating system noted. No functional/external obsolescence noted.
See addendum for comments on cost to cure taken to add a privacy wall and door to existing family to create a 2nd bedroom. Per attached assessor, the subject was a 2 bedroom dwelling. Per attached MIs listing sheet the subject is being marketed as a 2 bedroom. Currently set up as a one bedroom.

Client: Town of Barnstable Client File No.: 211-Cedar Tree MAM Appraiser File No.: 211-Cedar Tree MAM



RESIDENTIAL APPRAISAL REPORT

SALES COMPARISON APPROACH TO VALUE

For the Sales Comparison Approach, the appraiser selects comparable sales that they consider the best matches to the subject in terms of physical characteristics, physical proximity, and time of sale. The appraiser then makes adjustments to the known sale price of each comparable sale to account for differences that are recognized by the market. For example, if the subject has a single bathroom but a comparable has 2, the comparable's sale price would be reduced by the attributable value given to the extra bathroom based on the market's reaction. Likewise, if a comparable sale has a smaller square footage than the subject, its sale price would be adjusted upward in the same manner. By weighting and reconciling these adjusted sales prices together, an opinion of value for the subject can be determined.

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	211 Cedar Tree Neck Rd Marstons Mills, MA 02648	28 Little River Rd Cotuit, MA 02635	87 Lighthouse Ln Mashpee, MA 02649	72 Captains Row Mashpee, MA 02649
Proximity to Subject		1.51 miles SW	3.75 miles SW	4.21 miles SW
Sale Price	Current Market Value	\$ 990,000	\$ 1,197,000	\$ 1,425,000
Sale Price / GLA	\$/Sq.Ft.	\$ 1,125.00/Sq.Ft.	\$ 959.13/Sq.Ft.	\$ 931.37/Sq.Ft.
Data Source(s)	On site inspec.	Mls Service/Assessor/Ext.Insp.	Mls Service/Assessor/Ext.Insp.	Mls Service/Assessor/Ext.Insp.
ADJUSTMENT ITEMS	DESCRIPTION	DESCRIPTION +(-) \$ Adjust.	DESCRIPTION +(-) \$ Adjust.	DESCRIPTION +(-) \$ Adjust.
Sales or Financing	None	None	None	None
Concessions	Known	Known	Known	Known
Date of Sale / Time	n/a	02/01/2024 Cld +9,439	07/19/2023 Cld +28,334	01/19/2024 Cld +12,298
Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Location	Prince Cove Area	Cotuit Cove Area 0	Shoestring Bay Area 0	Popponessett Bay A 0
Site	.60 Acre +- WF	.19 Acre +- WF +100,000	.44 Acre +- WF 0	.36 Acre +- WF 0
View	Gd. Cove Vws	Gd. Cove Vws	Gd. Bay Vws 0	Gd. Bay Vws 0
Design (Style)	Cape Cod	Ranch 0	Cape Cod	Cape Cod
Quality of Construction	Average	Average	Average	Average
Age	71 Years +-	70 Years +-	58 Years +- 0	39 Years +- 0
Condition	Average	Average	Good/Updated -62,400	Good/Updated -76,500
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	6 2 1.5	3 0 1.0 +20,000	6 3 2.0 -10,000	5 2 1.0 +20,000
Gross Living Area	1,370 Sq.Ft.	880 Sq.Ft. +26,950	1,248 Sq.Ft. +6,710	1,530 Sq.Ft. -8,800
Basement Total Area	Full Bsmt	No Bsmt +20,000	Full Bsmt	No Bsmt +20,000
Basement Finish Area	No finish	No finish	Fin.Bsmt=2Rms+1B -50,000	No finish
Functional Utility	Wall/Door Needed	Door Needed	Standard -1,000	Standard -1,000
Heating / Cooling	Fhw/gas-none	BB-Elec/1 Mini Splt +15,000	Fhw/gas-none	Fha/Oil/none 0
Energy Efficient Items	none	none	none	none
Garage / Carport	2 Car Attached	No garage +50,000	No garage +50,000	No garage +50,000
Porch / Patio / Deck	Patio & 2 Decks	Deck +10,000	Lg.Deck +5,000	Lg. Deck/Patio 0
Fireplace/etc.	1 Fireplace/1 Shed	No Fireplace +7,500	No Fireplace +7,500	No Fireplace +7,500
Amenities	Whole Hse Generat	none +10,000	none +10,000	none +10,000
Amenities	Unfinish Attic Ar	Small Dock+Float -90,000	Approv Dock Permit -40,000	Light Dock+Float -190,000
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 178,889	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -55,856	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -156,502
Adjusted Sale Price of Comparables		\$ 1,168,889	\$ 1,141,144	\$ 1,268,498

Comments on the Sales Comparison Approach:

See Addendum for comments on Contributory value of items noted in sales comparison analysis.

Appraiser's Indicated Value by the Sales Comparison Approach: \$ 1,200,000

Client: Town of Barnstable

Client File No.: 211-Cedar Tree MAM

Appraiser File No.: 211-Cedar Tree MAM



RESIDENTIAL APPRAISAL REPORT

RECONCILIATION

Final Reconciliation of the Approaches to Value:

In developing this appraisal, the appraiser has incorporated only the Sales Comparison approach. The appraiser has excluded the Cost and Income approaches. The appraiser has determined that this appraisal process is not so limited that the results of the assignment are no longer credible.

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(s) based on the Extraordinary Assumption that the following condition or deficiency does not require alteration or repair:

Insufficient rental data to determine a reliable grm. No condition on valuation.

This report is also subject to other Hypothetical Conditions or Extraordinary Assumptions as specified elsewhere in this report.

ATTACHMENTS

A true and complete copy of this report contains 44 pages, including all 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"/> Limiting Cond./Certification	<input checked="" type="checkbox"/> Engineering Data	<input type="checkbox"/>
<input checked="" type="checkbox"/> Sketch Addendum	<input checked="" type="checkbox"/> Map Addenda	<input checked="" type="checkbox"/> Assessor Data	<input type="checkbox"/>
<input checked="" type="checkbox"/> Flood Addendum	<input checked="" type="checkbox"/> Photograph Addenda	<input checked="" type="checkbox"/> Deeds/Easements if any	<input type="checkbox"/>
<input checked="" type="checkbox"/> Narrative Addendum	<input checked="" type="checkbox"/> Misc Forms	<input checked="" type="checkbox"/> MIs Data if any	<input type="checkbox"/>

OPINION OF VALUE

This Opinion of Value may be subject to other Hypothetical Conditions and / or Extraordinary Assumptions, if so indicated above. Based on the degree of inspection of the subject property as indicated below; the defined Scope of Work for this appraisal assignment; the attached Statement of Assumptions and Limiting Conditions; and the attached Appraiser's Certifications, my (our) Current Opinion of the Market Value (or value range), as defined elsewhere in this report, of the real property that is the subject of this report is: \$ 1,200,000, as of: 05/03/2024, which is both the Inspection Date and the Effective Date of this appraisal.

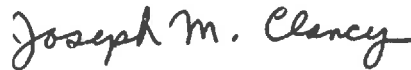
SIGNATURES

APPRAISER



Appraiser Name: William Debs
 Company: Clancy Appraisal Company, Inc.
 Phone: 508-540-9515 Fax: _____
 E-mail: info@clancyappraisal.net
 Date of Report (Signature): 05/20/2024
 License or Certification #: MA C.R.R.E. Appraiser #75341 State: MA
 Designation: _____
 Expiration Date of License or Certification: 11/18/2025
 Inspection of Subject: Interior & Exterior Exterior Only None
 Date of Inspection: 05/03/2024

SUPERVISORY APPRAISER (if required)
 or CO-APPRAISER (if applicable)



Supervisory or
 Co-Appraiser Name: Joseph M. Clancy, MRA
 Company: Clancy Appraisal Company, Inc.
 Phone: (508) 540-9515 Fax: (508) 540-6586
 E-mail: info@clancyappraisal.net
 Date of Report (Signature): 05/20/2024
 License or Certification #: MA C.G.R.E. Appraiser #76 State: MA
 Designation: _____
 Expiration Date of License or Certification: 07/23/2025
 Inspection of Subject: Interior & Exterior Exterior Only None
 Date of Inspection: _____

Client: Town of Barnstable

Client File No.: 211-Cedar Tree MAM

Appraiser File No.: 211-Cedar Tree MAM



Appraisal and Report Identification.

This report is an Appraisal Report per the 2024 USPAP." A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as discussed elsewhere in this report.

Purpose of Appraisal Report and Intended User:

The purpose of the appraisal is to estimate the current Market Value of the subject as defined herein for the referenced client as the intended user of the report as of 05/03/2024 for potential purchase purposes only. **This report is not intended for any other use.**

The appraiser will not give testimony or appear in court because he made an appraisal of the properties listed above, unless specific arrangements to do so have been made beforehand, or as otherwise required by law. In the event the appraiser is called upon, voluntarily or otherwise, to testify in court or deposition regarding the appraisals, additional fees will apply on an hourly basis plus appraiser's usual and customary expenses

Intended User is Client:

The Town of Barnstable:

Comments on condition of improvements noted at time of inspection.

The physical condition of the improvements described herein was based only on visual interior and exterior observation and any comments noted in report.

Subject is noted to be in overall average condition and average quality construction throughout.

Electric, heating, plumbing, water supply if town water, sewer or septic, mechanical equipment and other systems were not tested. No determinations were made regarding the operability, capacity, or remaining physical life of any component in, or under the real estate appraised.

All building components are assumed adequate and in working order unless stated otherwise.

Private water wells if applicable and private septic systems are assumed sufficient to comply with federal, state, or local health safety standards. Town water noted on attached MIs listing sheet for subject.

No liability is assumed for the soundness of structural members since structural elements were not tested or studied to determine their structural integrity.

The roof(s) of the structure is (structures are) assumed water tight unless otherwise noted. Comments regarding physical condition are included to familiarize the reader with the property. This document is not an engineering, architectural report or home inspection. If the client has any concern regarding structural, mechanical or protective components of the improvements, or the adequacy of quality of sewer, water or other utilities, it is suggested experts in these disciplines be retained before relying upon this report. No representations are made herein as to these matters unless specifically stated otherwise in the report.

The appraiser is competent to complete appraisal reports in accordance with the competency provisions of USPAP.

Highest and Best Use Analysis:

In the highest & best use analysis, the appraiser has performed and considered the four test criteria and stated his conclusion in the body of the report. The Highest and Best use of the subject is for single family residential, or its current use.

Definition of market value:

For the purpose of this report, the source for the definition of market value, as stated in the limiting conditions, is from regulations published by federal regulatory agencies pursuant to title xi of the federal

This is a uniform residential appraisal report which reports a opinion of market value of the subject property as of a given date. A physical inspection is made on the subject property, including actual measurements of the perimeter of the dwelling. Depending on the assignment, an interior inspection is made or if assignment is an exterior only, information on our analysis is based on public records. See addendum for expanded Scope of work comments. The appraiser is not a home inspector, building engineer, nor a land surveyor.

Research is conducted in the immediate and surrounding areas to determine the best sales which are most similar to the subject property for the sales comparison approach and local cost estimates from contractors & builders and/or RS means.

The appraiser has excluded the Income Approach to Value and Cost Approach, due to their being inapplicable and not needed for this type of report.

The appraiser has determined that this appraisal process is not so limited that the results of the assignment are no longer credible, and the client agrees that the limited scope of analysis is appropriate given the intended use.

A market analysis is determined along with aspects of the site are analyzed and reported to the best of our knowledge. Information is obtained from a number of sources available including mls, assessor's records, registry of deeds, owners, brokers, builders, national, state, and local real estate services and publications. Information not available to the appraiser is documented in the report.

This report utilizes the sales comparison approach only. Cost Approach not used due to it being deemed inapplicable and not needed for this type of report. If this is not an income producing property and there is insufficient rental data available, hence the income approach will be deemed not applicable. Given all the above, the report is compiled to arrive at opinions and conclusions which are stated in the report.

Comments on subject property being listed for sale as of the effective date of the report.

See attached Mls listing sheet for subject property which was noted to be listed for sale with a local realtor. Current list price noted was \$1,300,000 for approx. 56 days on market for this current listing.

Comments on Attached Easement noted on subject site and adjacent site, Lot #1:

See attached recorded Easement noted on subject lot in regards to the adjacent Lot #1 in regards to maintaining existing cesspools and appurtenant piping, 2) maintain, repair and replace the existing overhead wires as shown on the hereinafter mentioned plan, 3) maintain, repair and replace the existing gas line as shown on said plan, 4) mow and maintain a lawn and 5) maintain the existing 3 foot high split rail fence in the following portion of the Grantor's land.

After checking the town of Barnstable Health Department, the adjacent lot to subject had a new Title V system upgrade completed in 2005 and it appears the new system is located completely on the adjacent lot and does not encroach on the subject lot.

The existing easement may no longer apply to the subject lot but client should verify this information if needed.

Comments on subject section of Cedar Tree Neck Rd being noted as private road, marked in blue on attached Town Road Map.

Private Road Comments:

After speaking with the town of Barnstable Highway Dept. it was confirmed the subject road is a private road. Per the Highway Dept. the town does plow private roads and maintains the road signs for 911 emergency vehicles.

In regards to who maintains the roads, the Highway Dept. stated the maintenance and upkeep of private roads is the responsibility of the homeowners on the private road.

Per online flood zone software and attached town of Flood Map, the subject dwelling itself does not appear to be located in a special flood zone area. A portion of the subject site at rear of lot on Prince Cove appears to be in a velocity VE flood zone. See attached online flood map for subject property. Client may need to have a licensed engineer determine exact flood zone location. For purposes of the report the flood zone is being stated as follows.

FEMA Map 25001C0543J, dated 07/16/2014, Zone "X500". + VE

Exposure time comments:

'Exposure Time' ; Is the estimated time that a 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.

The exposure time of the subject property falls into a range of under 3 months due to the limited number of buyers in this value range, and the current supply of competing homes. Properly priced homes sell within reasonable time frames. Over priced homes generally take a longer time to sell.

Utility Comments:

The utilities were on at the time of the inspection. The Appraiser is not responsible for determining the functionality of appliances or mechanical systems.

Town assessment data for subject for fiscal year 2024:

Land assessment:	\$	1,048,200
Building assessment:	\$	309,200
	=====	
Total assessment:	\$	1,357,400

Subject neighborhood analysis:

The subject neighborhood is noted to be residential single family in nature. Similar 1.5 - 2.0 story design homes noted in subjects immediate and surrounding areas. This is typical and common for the subjects immediate and surrounding area.

Slight commercial influence in the area, The Marina at Prince Cove, a Town Marina on adjacent site is typical and common for the area and not adverse.

Zoning comments:

The subject property is deemed to be a legal nonconforming lot. Current zoning in the subjects area is Residential-RF(87,120) sf minimum lot size) required.

Legal non conforming comments:

The subject property does not possess either the minimum square foot site area requirement or frontage requirement or both. Zoning requirements have changed since the subject's site was established. This type of zoning compliance is typical of this market and has no affect on marketability, nor does it effect the subject's estimated market value. The subject would receive no market resistance for the legal-nonconforming use. The subject has been appropriately identified.

Per the town of Barnstable zoning ECode - section 240-95. Reestablishment of damaged or destroyed nonconforming use, building or structure.

A. The reestablishment of a lawful preexisting nonconforming use and/or building or structure which has been destroyed or damaged by fire, acts of nature or other catastrophe shall be permitted as of right, provided that the Building Commissioner has determined that all the following conditions are met:

(1) The reconstruction or repair will not increase the gross floor area or height of the building or structure beyond that which previously existed, nor increase the footprint of the structure;

(2) If the building's location on the lot is to be changed, it will change in a manner that will result in greater compliance with the bulk regulations established in the zoning district in which it is located; and

(3) The reconstruction or repair will not constitute an expansion or intensification of any nonconforming use.

(4) In the case of any use in which it would otherwise be required, the site plan review process has been followed.

(B) The preexisting nonconforming use and/or structure or building shall be discontinued unless a building permit has been applied for within two years from the date of damage or destruction, and construction is continuously pursued to completion.

Topography, Landscaping, Drainage comments:

The subjects topography is sloping to the rear. Typical landscaping for the area. Drainage appears adequate.

Comments on subjects value conclusion being above the estimated predominant value listed in report.

Subjects value conclusion used in the report was noted to be above the estimated predominant value listed on page 1 for the subject neighborhood due to the subjects waterfront location and good prince cove views. Also due to the fact there is no tract housing noted in the subjects area, so no way to determine exact predominant values for the area due to the wide variety and design of homes in any one neighborhood.

Comments on subject Bedroom count used in the report compared to attached assessor field card information.

As of effective date of the report the subject property was inspected, measured and attached broker floor plan is provided for informational purposes. The subject was noted to have 1 bedroom and 1.5 baths. Attached assessor field card states subject to have 2 bedrooms.

See attached revised copy of brokers floor plan where the appraiser is using 2 bedrooms for the subject which concurs with the town assessor records.

The appraiser is taking an estimated \$1,000 cost to cure to add a privacy wall and door to convert the existing family room showing on the brokers original floor plan to a 2nd bedroom. The comparables used were adjusted accordingly in the functional utility field in the report.

Comments on subjects GLA used in the report.

The appraiser did measure the subject both inside and outside and is estimating the subject gla to be approx. 1,370 sf +/- . See attached assessor data which has subject gla listed at 1,370 sf. The appraiser is relying on the measurements taken the day of inspection and is using the estimated 1,370 sf +/- for subjects gla used in the report.

Per assessor, subject was a 1.50 story Cape Cod style dwelling built per attached assessor data in 1953. The subject is noted to be in overall average condition with average quality noted.

Per permits if available, previous MLS info new roof in 2000, newer heating system noted, whole house generator added, Shed added.

Subject kitchen and baths original and an estimated 12 years effective age used resulting an estimated 25% depreciation based on age/life method. No functional or economic obsolescence noted. See comments above regarding the \$1,000 cost to cure taken to add an interior wall and door.

Comments on repairs needed:

As of effective date of the report the subject was noted to be in need of repair. Exterior trim rot noted in several places, slider glass seal has failed, roof in need of cleaning.

Unfinished attic area has stains on plywood that may be mold, client may wish to have these stains tested to get a professional opinion of what the stains may be.

Note, the higher effective age used and estimated overall average condition noted in the report reflects the repairs noted above.

Comments on Sales Comparison Approach and adjustments made if needed:

Contributory value of items noted in sales comparison analysis. Based on review of Comps used for subject property & Regression Analysis, GLA adjusted at \$55 per sf. Baths adjusted at \$10,000 per fixture if needed. (Typically a full bath is 3 fixtures & a 1/2 bath is 2 fixtures.) Based on appraiser conversations with local contractors, brokers & appraisers knowledge of market, Condition adjusted at \$50 per sf, FBM rooms adjusted at \$10,000 per room, FBM Baths adjusted the same as noted above. Detached/Attached garages adjusted at \$25,000 per bay, Lack of Central Heat adjusted at \$20,000, Mini Split A/C units adjusted at \$5,000 per unit, Lg.Decks/ Lg.Patios adjusted at \$10,000, Decks/Patios adjusted at \$5,000, Unfin. Attic area adjusted at \$10,000, Fireplace adjusted at \$5,000, Whole House generator adjusted at \$10,000, Shed adjusted at \$2,500, Small Dock & Float adjusted at \$100,000, Light Dock & Float adjusted at \$200,000, Approved Dock Permit adjusted at \$50,000.

Sales Comparison Analysis - Summary of Sales Comparison Approach

The comparable sales provided were deemed to be the best available and support the value conclusion used in the report.

Over 6 months in time and over 1 mile in radius comments:

Due to limited current comparable water front sales in the subjects immediate and surrounding areas it was necessary to expand the search beyond the typical six months in time and beyond the typical one mile in radius to the town of Mashpee in order to provide the best available comparable water front sales. Due to limited 2 story sales it was necessary to expand the search to include other design sales with similar water front location and function. The comparable sales provided were deemed to be the best available and support the value conclusion used in the report.

Subject estimated site value comments:

Estimated Site value opinion for subject is estimated at \$900,000. Site value opinion is determined by the extraction method. This method develops the replacement value new, minus depreciation from all causes. This value opinion is subtracted from the sales price leaving the value of the land.

Site value comments:

Comparable sale #1 had an estimated site value of \$800,000 and was adjusted at (+\$100,000) in the sales comparison analysis due to its estimated much smaller site size when compared to the subjects estimated much larger more private site size. Comp #1 is still deemed to be a good indicator of value for the subject

when compared to the subject. Both Comps #2 & #3 overall underlying site values were deemed to be equal to that of the subject and no lot size adjustment was deemed necessary. Comps #2 & #3 sites function and utility are considered equal to that of the subject. Both Comps #2 & #3 are still deemed to be a good indicator of value for the subject.

Comments on effective age/condition:

No separate effective age adjustment is made in this report. Actual age and overall condition is used if needed to base any adjustment for age difference.

Please note without gaining access to each and every comparable sale, there is no way to make an accurate effective age adjustment for the comparable sales. Exterior observations only are used to determine what adjustments if any are needed in the sales comparison analysis.

Condition adjustment comments:

Both comparable sales #2 & #3 were adjusted at an estimated \$50 per sf in the sales comparison analysis due to its estimated good/updated conditions when compared to the subjects estimated average condition in need of updating. Both comparables #2 & #3 are still deemed to be good indicators of value for the subject.

No bedroom adjustment comments:

No Bedroom adjustment was made to Comparable sales #1 & #2 used due to their various bedroom counts when compared to the subject. The Gross living area adjustment used was deemed sufficient and no additional bedroom adjustment was needed.

Note, Comparable sale #1 was noted as having no bedrooms. Per the broker information on Comp #1, there were 3 open rooms noted with no specific bedroom.

See comments below on the Final Reconciliation of Approaches to Value used in report.

Final Reconciliation:

In developing this appraisal, the appraiser has incorporated only the Sales Comparison Approach. The appraiser has excluded the Cost and Income Approaches to Value, due to form not requiring their use and they being deemed inapplicable given the limited scope of the appraisal.

The appraiser has determined that this appraisal process is not so limited that the results of the assignment are no longer credible, and the client agrees that the limited scope of analysis is appropriate given the intended use.

Analysis and Conclusion:

The adjusted sale prices of the 3 comparable sales used ranged from \$1,141,144 to \$1,268,498.

The middle range adjusted price was \$1,168,889. The appraiser has concluded on the middle range adjusted price at \$1,168,889 rounded to \$1,200,000.

The appraiser has excluded the Cost and Income Approaches to Value, due to form not requiring their use and they being deemed inapplicable given the limited scope of the appraisal.

All comparable sales recited are reliable indicators of value for the subject property and support the value conclusion used in this report.

Bk 20071 Pg221 #50352

07-21-2005 @ 03:50p

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CONFIRMATORY DEED

I, **THOMAS J. BURROWS, TRUSTEE** of the **OLD NAVY SNIPE NOMINEE TRUST** u/d/t dated June 25, 2001, and recorded at the Barnstable County Registry of Deeds in Book 13975, Page 177, now of 211 Cedar Tree Neck Road, Marstons Mills, Massachusetts 02648,

FOR consideration of **ONE DOLLAR AND NO CENTS (\$1.00)** paid

GRANT to **Thomas J. Burrows, Trustee of T & M Nominee Trust** u/d/t dated May 11, 2005, Memorandum of Trust recorded in Book 19941, Page 78 with a mailing address of 211 Cedar Tree Neck Road, Marstons Mills, Massachusetts 02648

WITH QUITCLAIM COVENANTS, the land with the buildings thereon, situated in Barnstable (Marstons Mills), Barnstable County, Massachusetts, more particularly bounded and described as follows:

Lot 2A and Lot 3B shown on a Plan of Land On Cedar Tree Neck Road In Barnstable (Marstons Mills) Mass dated July 12, 2004, prepared by CapeSurv, 7 Parker Road, Osterville, MA 02655 recorded with the Barnstable Registry of Deed in Plan Book 595, Page 31.

Property address: 211 Cedar Tree Neck Road, Marstons Mills, MA 02648

The undersigned certifies that he is the sole Trustee of said Trust, that he has been duly authorized and directed to execute, acknowledge and deliver this Deed and all other documents in connection herewith; that the Trust is in full force and effect; and that the Declaration of Trust has not been altered, amended, terminated or revoked.

NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY

This Deed is given to confirm and correct a Deed recorded in Book 19941, Page 79 which has an incorrect description of the land.

For Title see a portion of land described in deed recorded at the Barnstable County Registry of Deeds in Book 13975, Page 180 and from the Inhabitants of the Town of Barnstable recorded in Book 19338, Page 340.

WITNESS its hand and seal this 19th day of July, 2005.

OLD NAVY SNIPE NOMINEE TRUST

Thomas J. Burrows, Trustee

COMMONWEALTH OF MASSACHUSETTS

Barnstable, SS.

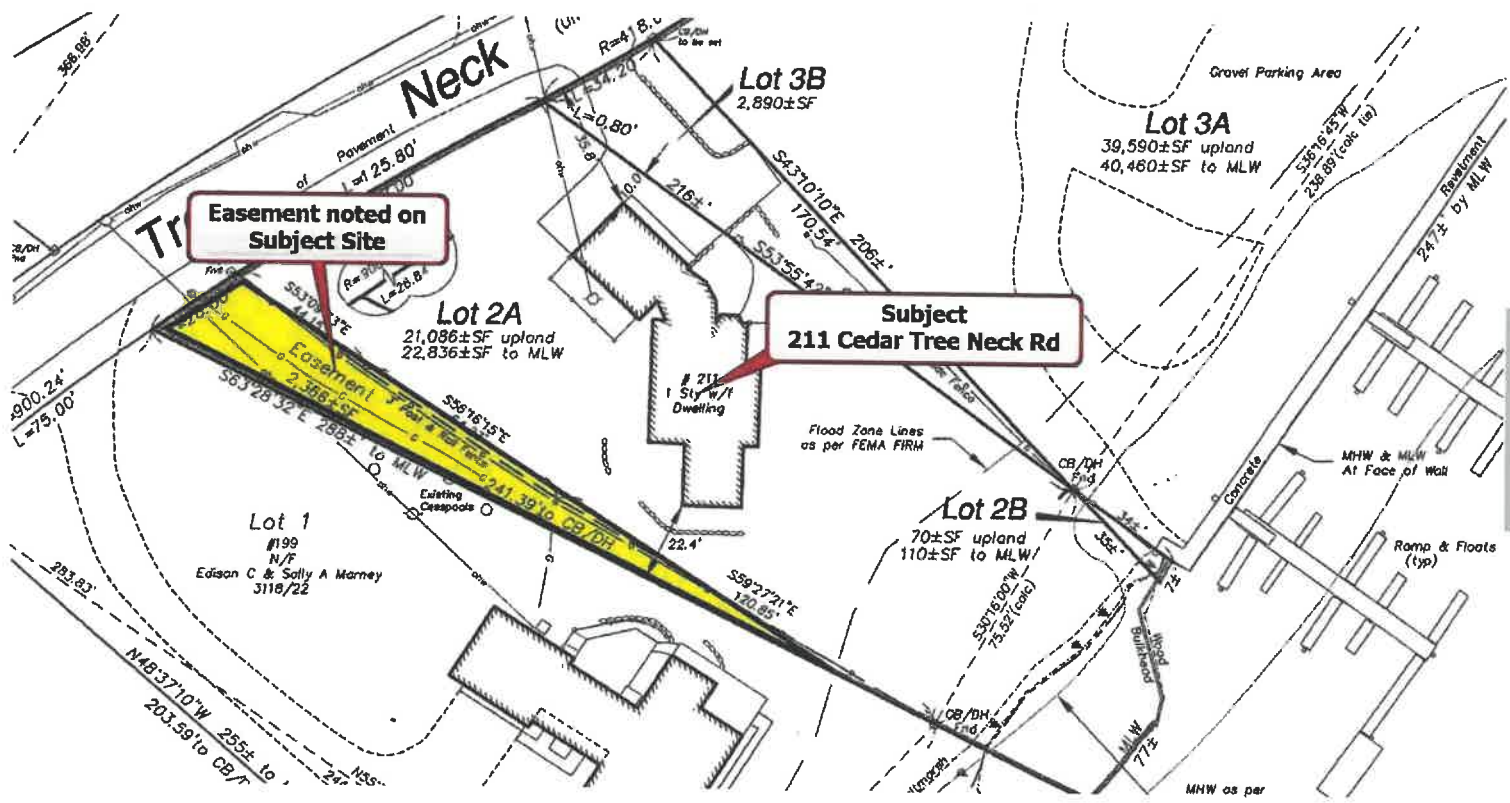
On this 19th day of July, 2005, before me, the undersigned notary public, personally appeared Thomas J. Burrows, Trustee, proved to me through satisfactory evidence of identification, which were a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Theodore A. Schilling
Notary Public
My Commission Expires:
November 21, 2008

LAW OFFICES OF
THEODORE A. SCHILLING, P.C.
1550 PALM MOUTH ROAD
SUITE 10
CENTERVILLE, MA 02632

BARNSTABLE REGISTRY OF DEEDS



NOT EASEMENT NOT
AN AN

OFFICIAL OFFICIAL

I, **THOMAS J. BURROWS**, Trustee of Old Navy Snipe Nominee Trust, under a

declaration of trust dated June 25, 2001, recorded in Barnstable Registry of Deeds in Book

13975, Page 177, of 211 Cedar Tree Neck Road, Barnstable (Marstons Mills), Barnstable

County, Massachusetts, (hereinafter called the *Grantor*), owner of a certain parcel of land

situated at 211 Cedar Tree Neck Road, Marstons Mills, Massachusetts, as shown on a plan

of land recorded in Plan Book 75, Page 51, in consideration of SEVEN THOUSAND FIVE

HUNDRED and 00/100 (\$7,500.00) DOLLARS, PAID, hereby grant to **SALLY A.**

MARNEY of 15 Pine Lane, Osterville, MA 02655 (hereinafter called the *Grantee*), her

heirs, successors and assigns, with QUITCLAIM COVENANTS, the exclusive, perpetual

right and easement, as appurtenant to Grantee's land located at 199 Cedar Tree Neck,

Marstons Mills, Massachusetts, shown on a plan of land entitled "Plan of Land in Marstons

Mills, Mass. Surveyed for Artemas G. Griffin Scale: 1 inch = 40 feet - June 15, 1946" duly

recorded with Barnstable County Registry of Deeds in Plan Book 75 Page 51 and on a plan

of land entitled "Plan of Land in Marstons Mills, Mass. Belonging to Rhea H. Davis August

4, 1965 Nelson Bearnse-Richard Law, Surveyors: duly recorded with Barnstable County

Registry of Deeds in Plan Book 196 Page 81, to 1) maintain existing cesspools and

appurtenant piping, 2) maintain, repair and replace the existing overhead wires as shown on

the hereinafter mentioned plan, 3) maintain, repair and replace the existing gas line as shown

on said plan, 4) mow and maintain a lawn and 5) maintain the existing 3 foot high split rail

fence in the following portion of the Grantor's land:

NORTHWESTERLY by Cedar Tree Neck Road twenty-eight and no/100 (28.00) feet;

NORTHEASTERLY by the remaining land of the Grantor, in three (3) courses, a total distance of two hundred twenty-nine and 23/00 (229.23) feet; and

SOUTHWESTERLY ^{N O T} by Lot 1, two hundred forty-one and 39/100 (241.39) feet;
A N A N
O F F I C I A L O F F I C I A L
Containing 2,366 square feet, more or less, and being shown as "Proposed
Easement" on a plan of land entitled "Plan of Land on Cedar Tree Neck Road In Barnstable
(Marstons Mills), Mass., Date: July 7, 2004, Scale: 1"= 30', Prepared By: CapeSurv, 7
Parker Road, Osterville, MA 02655, Prepared For: ^{O F F I C I A L} Thomas & ^{O F F I C I A L} Carol Burrows, 211 Cedar
Tree Neck Road, Marstons Mills, MA 02648", which said plan is duly recorded in the
Barnstable County Registry of Deeds in Plan Book 592 Page 40.

PROVIDED, HOWEVER, that if the septic system, or any portion thereof, on Grantee's land is replaced in the future, Grantee agrees to locate said system entirely outside the easement area and entirely within the boundaries of Grantee's land and to remove all cesspools, appurtenant piping or other components of said system from the easement area; and, provided further, that Grantee shall maintain the existing split rail fence in its present condition and may replace said fence only with a natural (unfinished) split rail fence not exceeding 3 feet in height.

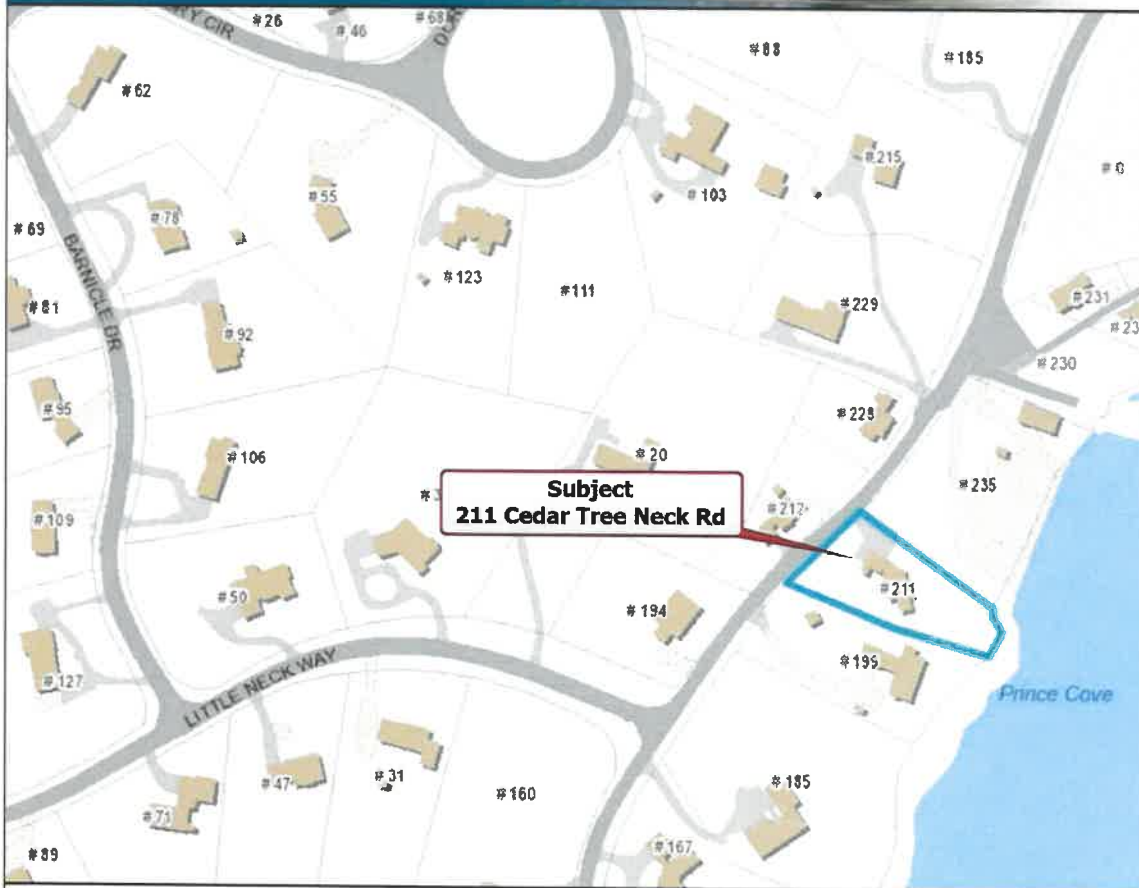
The Grantor hereby warrants and represents as follows:

1. That Old Navy Snipe Nominee Trust has not been altered, amended or terminated and is still in full force and effect;
2. That all beneficiaries of Old Navy Snipe Nominee Trust are of full age and are not under any disability; and
3. That the Grantor has been authorized by all of the beneficiaries of said Trust to execute and deliver the within easement to the Grantee for the consideration of \$7,500.00.

For Grantor's title, see deed recorded at Book 13975, Page 180.

For Grantee's title, see deed recorded at Book 3118, Page 22.

TOWN OF BARNSTABLE PROPERTY MAPS



Subject
211 Cedar Tree Neck Rd

Legend

- Parcels
- Town Boundary
- Railroad Tracks
- Buildings
- Approx. Building
- Buildings
- Painted Lines
- Parking Lots
- Paved
- Unpaved
- Driveways
- Paved
- Unpaved
- Roads
- Paved Road
- Unpaved Road
- Bridge
- Paved Median
- Streams
- Marsh
- Water Bodies

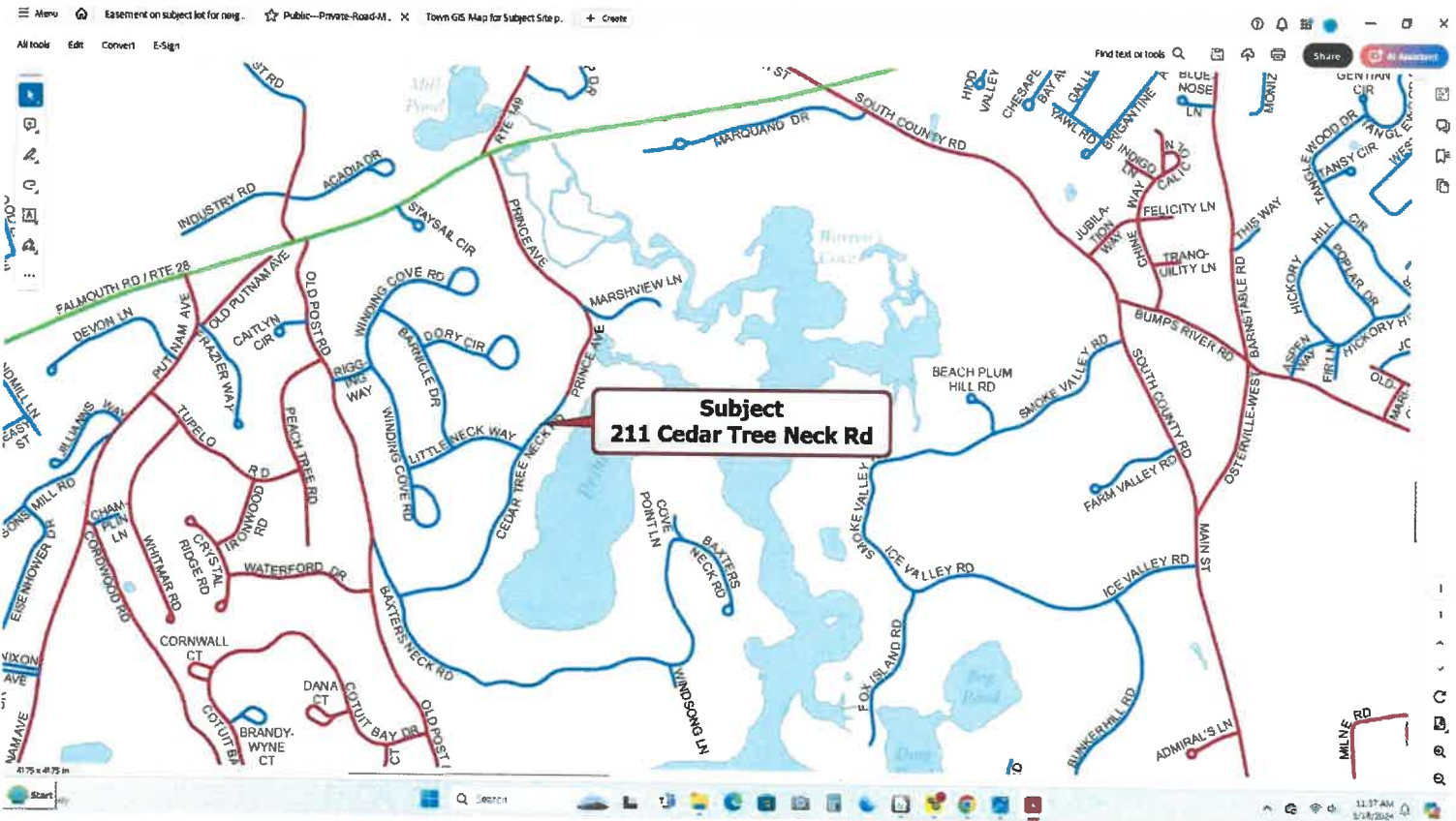
Map printed on: 5/18/2024
 0 167 333 Feet
 Approx. Scale: 1 inch = 167 feet

This map is for illustration purposes only. It is not adequate for legal boundary determination or regulatory interpretation. This map does not represent an on-the-ground survey. It may be generalized, may not reflect current conditions, and may contain cartographic errors or omissions.

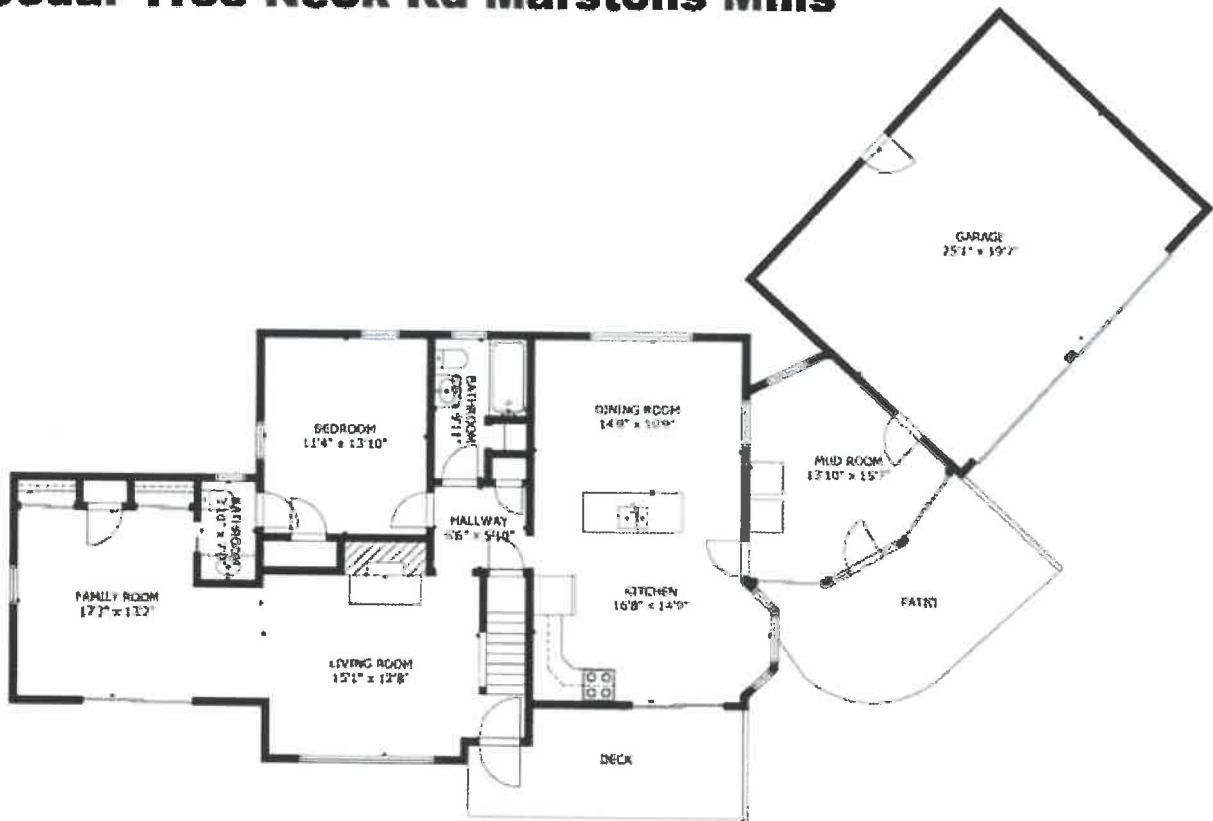
Parcel lines shown on this map are only graphic representations of Assessor's tax parcels. They are not true property boundaries and do not represent accurate relationships to physical objects on the map such as building locations.



Town of Barnstable GIS Unit
 357 Main Street, Hyannis, MA 02601
 508-862-4024
 gis@town.barnstable.ma.us

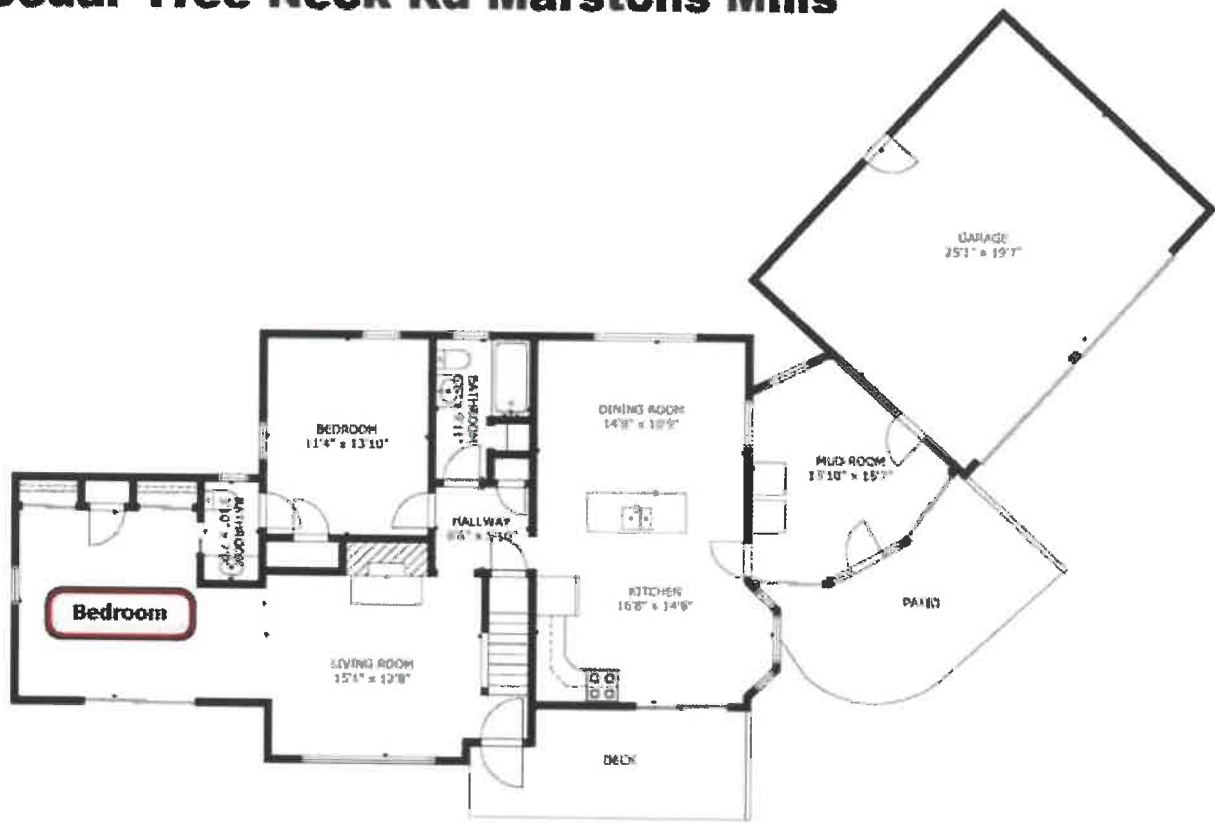


211 Cedar Tree Neck Rd Marstons Mills



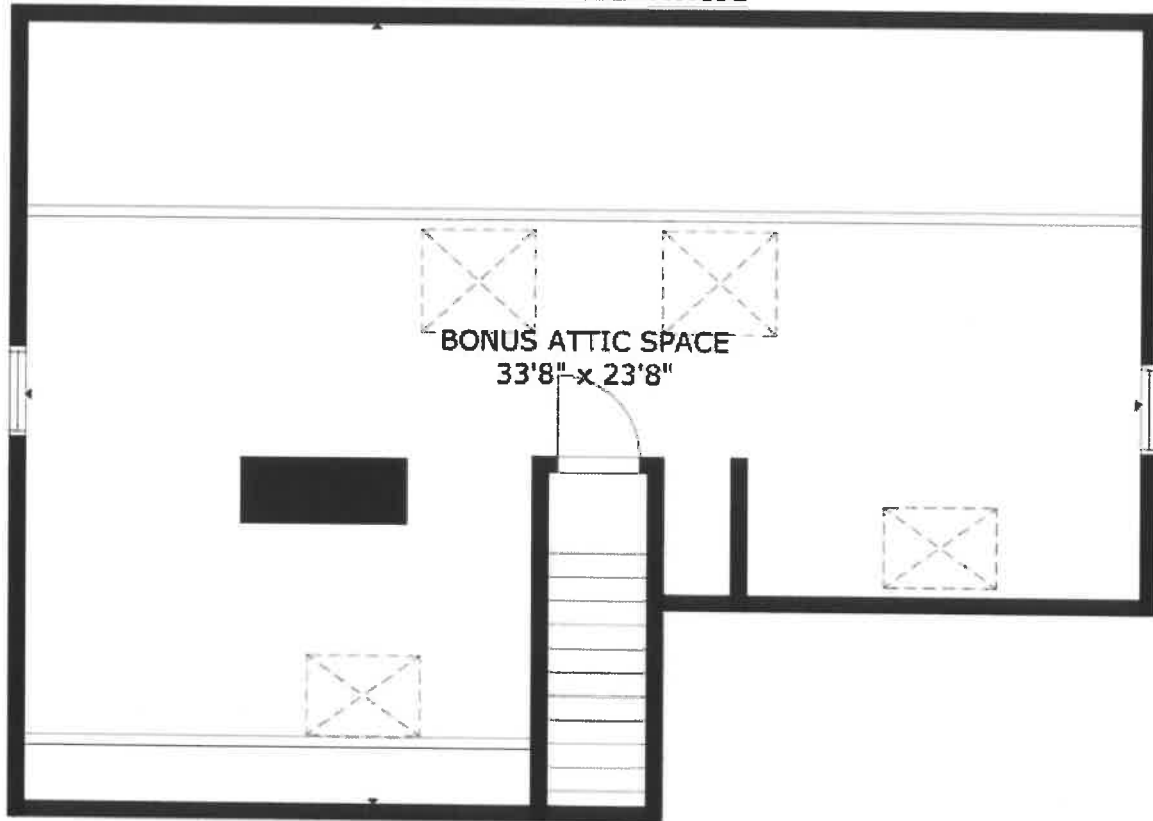
GROSS INTERNAL AREA
TOTAL 2,753 sq ft
FLOOR 1: 1,352 sq ft, FLOOR 2: 701 sq ft
EXCLUDED AREA: GARAGE 400 sq ft

211 Cedar Tree Neck Rd Marstons Mills

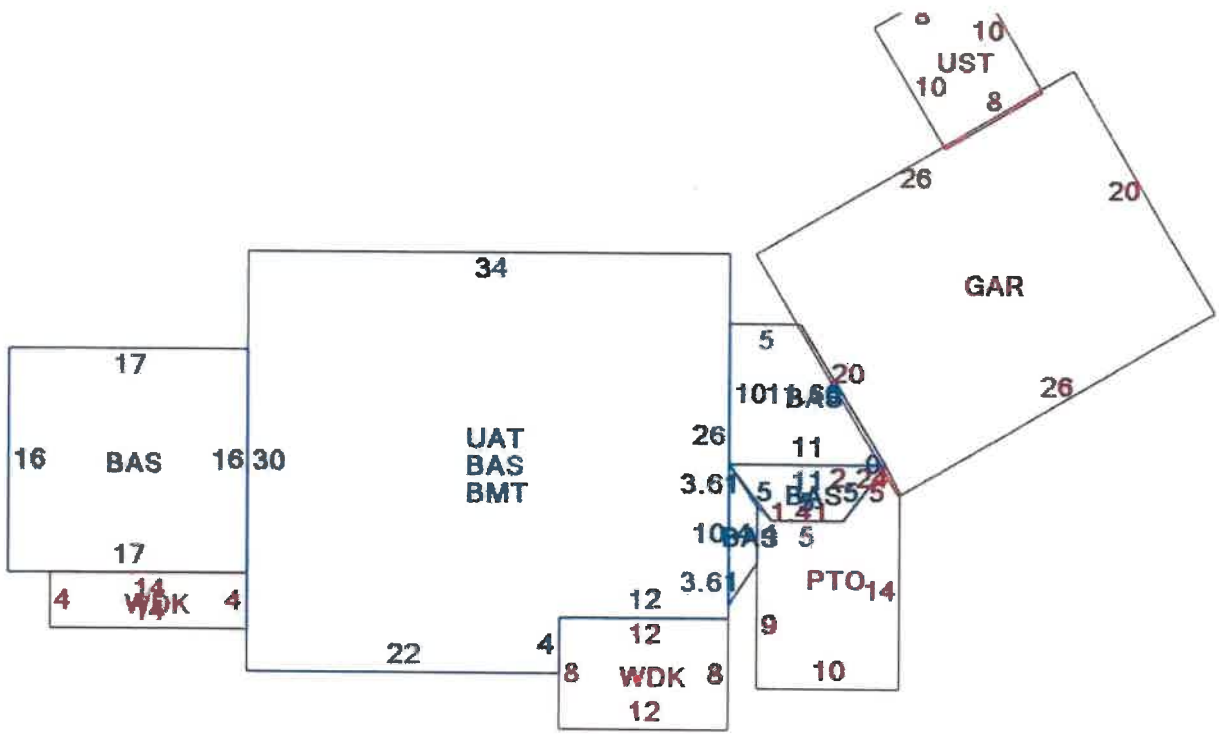


GROSS INTERNAL AREA
TOTAL: 2,851 sq. ft.
FLOOR 1: 1,352 sq. ft. FLOOR 2: 701 sq. ft.
ENCLOSED AREA GARAGE: 481 sq. ft.

211 Cedar Tree Neck Rd Marstons Mills



GROSS INTERNAL AREA
TOTAL 2,093 sq ft
FLOOR 1 1,352 sq ft, FLOOR 2 701 sq ft
EXCLUDED AREA, GARAGE 400 sq ft





Map printed on: 4/22/2024



Approx. Scale: 1 inch = 42 feet



This map is for illustration purposes only. It is not adequate for legal boundary determination or regulatory interpretation. This map does not represent an on-the-ground survey. It may be generalized, may not reflect current conditions, and may contain cartographic errors or omissions.

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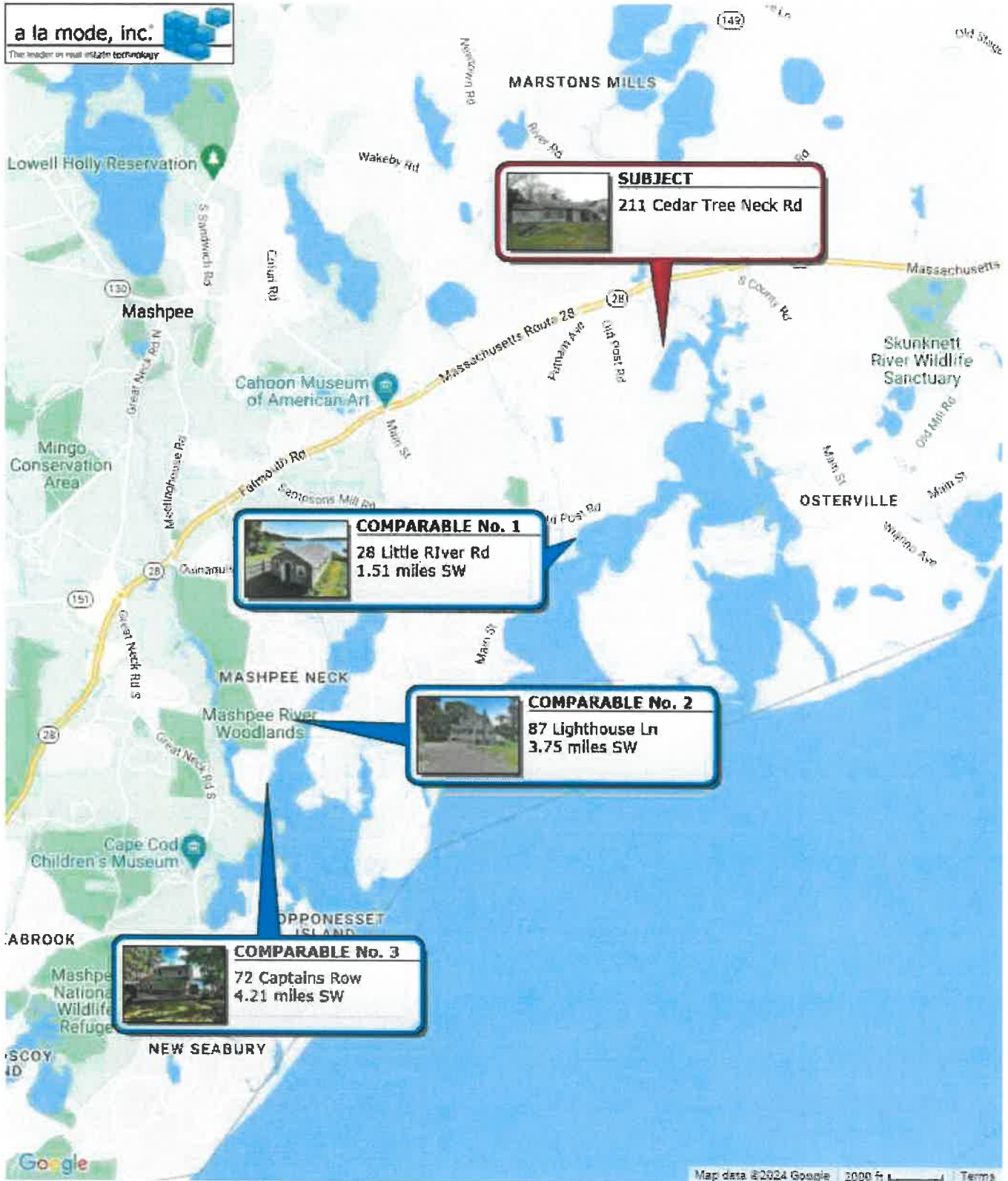
Flood Map

Client	Town of Barnstable		
Property Address	211 Cedar Tree Neck Rd		
City	Marstons Mills	County Barnstable	State MA Zip Code 02648
Client	Town of Barnstable		



Location Map

Client	Town of Barnstable				
Property Address	211 Cedar Tree Neck Rd				
City	Marstons Mills	County	Barnstable	State	MA Zip Code 02648
Client	Town of Barnstable				





Subject Front

211 Cedar Tree Neck Rd	
Sales Price	Current Market Value
Gross Living Area	1,370
Total Rooms	6
Total Bedrooms	2
Total Bathrooms	1.5
Location	Prince Cove Area
View	Gd. Cove Vws
Site	.60 Acre +- WF
Quality	Average
Age	71 Years +-



Subject Rear



Subject Street



Alternate front view



2 Car Attached garage



Interior of Garage

Photograph Addendum

Client	Town of Barnstable		
Property Address	211 Cedar Tree Neck Rd		
City	Marstons Mills	County Barnstable	State MA Zip Code 02648
Client	Town of Barnstable		



Good Cove Views



Good Cove Views and marina parking lot



Good Cove Views and marina parking lot



Waters edge of site



Patio



Wood Deck

Photograph Addendum

Client	Town of Barnstable						
Property Address	211 Cedar Tree Neck Rd						
City	Marstons Mills	County	Barnstable	State	MA	Zip Code	02648
Client	Town of Barnstable						



Whole house generator



Trim rot noted



Trim rot noted



Trim rot noted



Trim rot noted



Roof cleaning and shingle repair

Photograph Addendum

Client	Town of Barnstable		
Property Address	211 Cedar Tree Neck Rd		
City	Marstons Mills	County	Barnstable
		State	MA
		Zip Code	02648
Client	Town of Barnstable		



Roof cleaning



Slider glass needs replacement



Shed attached to garage



Sloping site to rear



Possible Mold noted in unfinished attic



Possible Mold noted in unfinished attic

Photograph Addendum

Client	Town of Barnstable				
Property Address	211 Cedar Tree Neck Rd				
City	Marstons Mills	County	Barnstable	State	MA
				Zip Code	02648
Client	Town of Barnstable				



Unfinished Attic area



Stairs to 1st floor



Interior photos



Interior photos



Interior photos



Interior photos

Photograph Addendum

Client	Town of Barnstable				
Property Address	211 Cedar Tree Neck Rd				
City	Marstons Mills	County	Barnstable	State	MA
				Zip Code	02648
Client	Town of Barnstable				



Interior photos



Interior photos



Interior photos full bath



Interior photos 1/2 Bath



Interior photos



Interior photos

Photograph Addendum

Client	Town of Barnstable		
Property Address	211 Cedar Tree Neck Rd		
City	Marstons Mills	County <u>Barnstable</u>	State <u>MA</u> Zip Code <u>02648</u>
Client	Town of Barnstable		



Interior photos



Interior photos



Interior photos



Interior photos



Interior photos



Interior photos



Comparable 1

28 Little River Rd
 Prox. to Subject 1.51 miles SW
 Sales Price 990,000
 Gross Living Area 880
 Total Rooms 3
 Total Bedrooms 0
 Total Bathrooms 1.0
 Location Cotuit Cove Area
 View Gd. Cove Vws
 Site .19 Acre +- WF
 Quality Average
 Age 70 Years +-



Comparable 2

87 Lighthouse Ln
 Prox. to Subject 3.75 miles SW
 Sales Price 1,197,000
 Gross Living Area 1,248
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location Shoestring Bay Area
 View Gd. Bay Vws
 Site .44 Acre +- WF
 Quality Average
 Age 58 Years +-



Comparable 3

72 Captains Row
 Prox. to Subject 4.21 miles SW
 Sales Price 1,425,000
 Gross Living Area 1,530
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location Popponesett Bay Ar
 View Gd. Bay Vws
 Site .36 Acre +- WF
 Quality Average
 Age 39 Years +-

Property Location 211 CEDAR TREE NECK ROAD Map ID 076/025/1/1 Bldg Name Card # 1 of 1 State Use 1010
 Vision ID 4599 Account # 39292 Bldg # 1 Sec # 1 of 1 Card # 1 of 1 Print Date 1/30/2024 9:19:56 PM

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT			801							
HARDWICK, JEANNE L TR T & M REALTY TRUST 211 CEDAR TREE NECK ROAD MARSTONS MIL MA 02648		1 Level	2 Public Water	1 Paved	7 Waterfront	Description	Code	Assessed	Assessed	FY2024 BARNSTABLE, MA						
		4 Gas			1 Excel View	RESIDNTL	1010	309,200	309,200							
		6 Saptic				RES LAND	1010	1,048,200	1,048,200	VISION						
		SUPPLEMENTAL DATA				Total		1,357,400	1,357,400							
		Air Prcl ID			Plan Ref. 603/30											
		Split Zonin			Land Ctl#											
		BID Parcel			#SR											
		ResExpt O			Life Estate											
		#DL 1	LOT 2C		PP STATU											
		#DL 2			Assoc Pld#											
		GIS ID	F_953344_2697350													
RECORD OF OWNERSHIP		BR-VOL/PAGE	SALE DATE	QU	VI	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HARDWICK, JEANNE L TR		31853	0339	02-25-2019	U	1	0	1F	Year	Code	Assessed	Year	Code	Assessed		
BURROWS, CAROLA TR		31853	0336	05-10-2018	U	1	0	1F	2023	1010	279,700	2022	1010	237,300		
BURROWS, THOMAS J TR		20071	0221	07-21-2005	U	1	1	1	1010	1010	952,900	2021	1010	515,900		
BURROWS, THOMAS J TR		19941	0079	06-16-2005	U	1	100	1A					1010	499,600		
BURROWS, THOMAS J TR		18835	0102	07-16-2004	U	1	1	1F					1010	9,200		
		Total						Total		1,232,600	Total		753,200	Total	707,000	
EXEMPTIONS		OTHER ASSESSMENTS		This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
Total		0.00														
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name		B	Tracing	Batch							Appraised Bldg. Value (Card)	262,900			
0114				MARSTM						Appraised Xf (B) Value (Bldg)	37,100					
												Appraised Ob (B) Value (Bldg)	9,200			
												Appraised Land Value (Bldg)	1,048,200			
												Special Land Value	0			
												Total Appraised Parcel Value	1,357,400			
												Valuation Method	C			
												Total Appraised Parcel Value	1,357,400			
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpos/Result		
83570	04-20-2005	OB	Out Building		09-12-2005	100	01-01-2006		06-02-2020	DM				FR	Field Review	
50650	12-19-2000	NR	New Roof	3,000	06-30-2001	100	06-30-2001		01-30-2019	SR	01			03	Cycl Insp Comp	
B29000	03-01-1986	AD	Addition	3,000	01-15-1987	100	06-30-1987	MM GARAGE	01-16-2014	NF	03			16	In Office Review	
									12-06-2013	JR	03			20	Sale Review	
									03-29-2010	JR	03			15	Abatement Review	
									08-01-2006	EW	03			16	In Office Review	
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	1010	Single Fam M-0	RF	3	0.550	AC	176,344.00	1.86254	1.0000	5	1.00	0114	8,500	ABUTS TOWN MARINA	1.0000	1,905,661
1	1010	Single Fam M-0	RF	3	0.050	AC	2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000	MARSH	1.0000	2,375
Total Card Land Units					0.60	AC	Parcel Total Land Area					0.60	Total Land Value		1,048,200	

Property Location 211 CEDAR TREE NECK ROAD
 Vision ID 4599 Account # 39292

Map ID 076/025/11 Bldg # 1

Bldg Name Sec # 1 of 1 Card # 1 of 1

State Use 1010 Print Date 1/30/2024 9:19:57 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.3				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrftd 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	11	1 Full-1 Half			

CONDO DATA

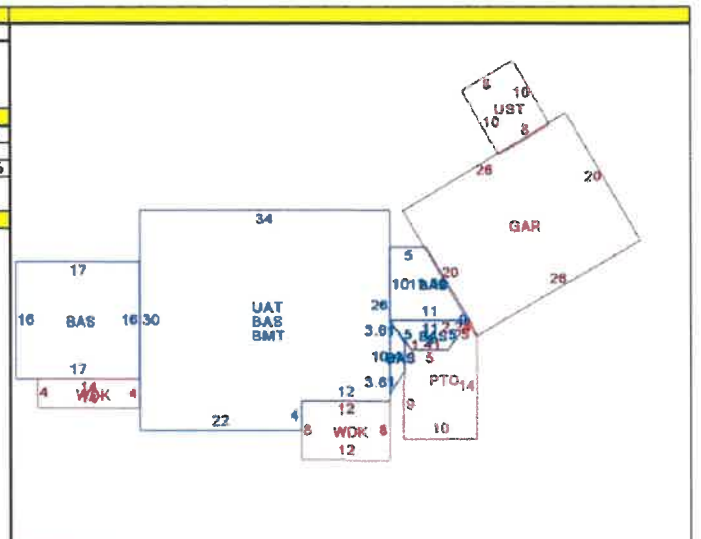
Parcel Id		C	Owne	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION

Building Value New	370,315
Year Built	1953
Effective Year Built	1982
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	29
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	71
RCNLD	262,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond Cd	% Gd	Grade	Grade Adj.	Appr Value
FPL2	Fireplace 1.5 s	B	1	6000.00	1984		71		0.00	4,300
WDC	Wood Decking	L	152	20.00	2006		74		0.00	3,000
PAT2	Patio-Good	L	130	9.94	2006		87		0.00	1,300
GAR	Attached Gara	B	520	40.00	1984		71		0.00	13,500
UST	Utility Storage	B	80	17.11	1984		71		0.00	800
BMT	Basement-Unfn	B	972	26.01	1984		71		0.00	18,500
GEN	Emergency Ge	L	1	5550.00	2013		88		0.00	4,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,370	1,370	1,370	252.43	345,829
BMT	Basement Area	0	972	0	0.00	0
GAR	Attached Garage	0	520	0	0.00	0
PTO	Patio	0	130	0	0.00	0
UAT	Attic, Unfinished	0	972	97	25.19	24,486
UST	Utility Enclosure	0	80	0	0.00	0
WDC	Wood Deck	0	152	0	0.00	0
Ttl Gross Liv / Lease Area		1,370	4,196	1,467		370,315





Commonwealth of Massachusetts

Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

211 Cedar Tree Neck Road

Property Address

Carol Burrows

Owner's Name

Marstons Mills

Ma

02648

2-19-2024

City/Town

State

Zip Code

Date of Inspection

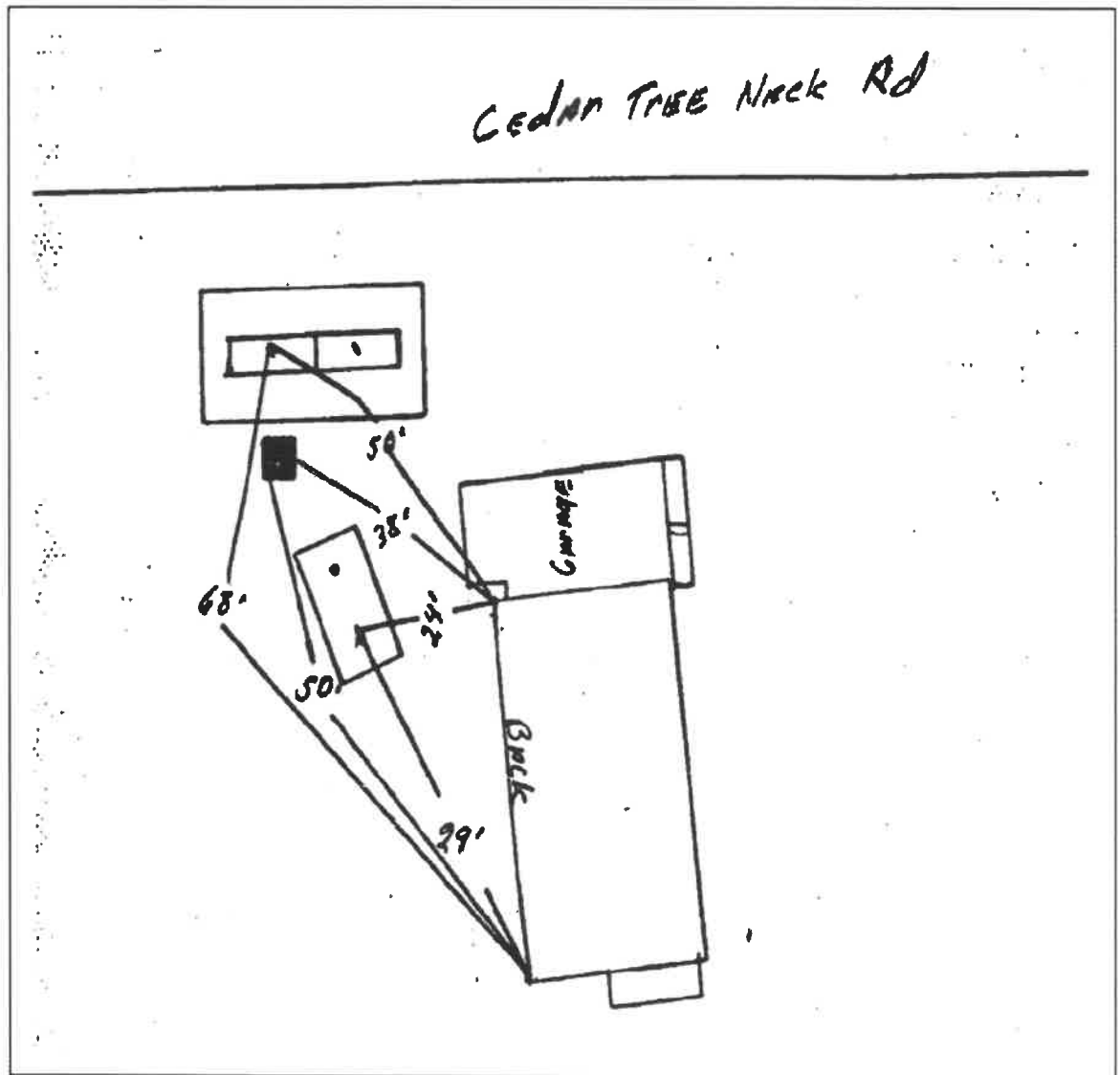
Owner information is required for every page.

D. System Information (cont.)

14. Sketch Of Sewage Disposal System:

Provide a view of the sewage disposal system, including ties to at least two permanent reference landmarks or benchmarks. Locate all wells within 100 feet. Locate where public water supply enters the building. Check one of the boxes below:

- hand-sketch in the area below
 drawing attached separately





Commonwealth of Massachusetts
Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

211 Cedar Tree Neck Road

Property Address

Carol Burrows

Owner's Name

Marstons Mills

City/Town

Ma
State

02648
Zip Code

2-19-2024

Date of Inspection

Owner information is required for every page.

D. System Information

1. Residential Flow Conditions:

Number of bedrooms (design): 3 Number of bedrooms (actual): 2

DESIGN flow based on 310 CMR 15.203 (for example: 110 gpd x # of bedrooms): 330/GPD

Description:

Per permit provided by the Board of Health.

Number of current residents: 0

Does residence have a garbage grinder? Yes No

Does residence have a water treatment unit? Yes No

If yes, discharges to: _____

Is laundry on a separate sewage system? (Include laundry system inspection information in this report.) Yes No

Laundry system inspected? Yes No

Seasonal use? Yes No

Water meter readings, if available (last 2 years usage (gpd)): See below

Detail:

2022- 15,000gallons 2023- 14,000gallons

Sump pump? Yes No

Last date of occupancy: 1/4/2024

Date

No. 95-311



MAP# 076
Parcel # 025

* Fee 30.00

THE COMMONWEALTH OF MASSACHUSETTS
BOARD OF HEALTH
TOWN OF BARNSTABLE

Application for Disposal Works Construction Permit

Application is hereby made for a Permit to Construct () or Repair () an Individual Sewage Disposal System at:

211 cedar tree neck R.M.M.K

Tom Burrows Location - Address or Lot No. 211 cedar tree neck R.M.M.K
Carlton Hendricks Owner Address 185 main st marsh p.m.
Installer Address

Type of Building _____ Size Lot _____ Sq. feet
Dwelling — No. of Bedrooms 3 Expansion Attic () Garbage Grinder ()
Other — Type of Building _____ No. of persons _____ Showers () — Cafeteria ()
Other fixtures _____

Design Flow _____ gallons per person per day. Total daily flow _____ gallons.
Septic Tank — Liquid capacity _____ gallons Length _____ Width _____ Diameter _____ Depth _____
Disposal Trench — No. _____ Width _____ Total Length _____ Total leaching area _____ sq. ft.
Seepage Pit No. _____ Diameter _____ Depth below inlet _____ Total leaching area _____ sq. ft.
Other Distribution box () Dosing tank ()
Percolation Test Results Performed by _____ Date _____
Test Pit No. 1 _____ minutes per inch Depth of Test Pit _____ Depth to ground water _____
Test Pit No. 2 _____ minutes per inch Depth of Test Pit _____ Depth to ground water _____

Description of Soil SAND

Nature of Repairs or Alterations — Answer when applicable Roll & Pump
ce & pools, Install Title (5), 1000 St. (3), 4x4
Galleys

Agreement: The undersigned agrees to install the aforescribed Individual Sewage Disposal System in accordance with the provisions of TITLE 5 of the State Environmental Code — The undersigned further agrees not to place the system in operation until a Certificate of Compliance has been issued by the board of health.

Signed Carlton Hendrick 3-9-95
Date

Application Approved By Anna S. Jamy 3-9-95
Date

Application Disapproved for the following reasons: _____
3-9-95
Date

Permit No. 95-311 Issued 3-9-95
Date

CHECK OR FILL IN WHERE APPLICABLE

Residential Active MLS#: 22400787 211 Cedar Tree Neck Road Marstons Mills MA 02648 LP: \$1,300,000



Property Type:	Residential	Prop Subtype:	Single Family Residence
County:	Barnstable	Village:	Marstons Mills
Town:	Barnstable	Beds:	2
Rooms:	5	Total Finished Space:	1,370
Baths F/H:	1 / 1	Lot Acres:	0.6
Year Built/Desc:	1953 / Approximate	DOM/CDOM:	72 / 72
Tax ID:	076-025	Annual Taxes/yr:	\$9,437 / 2023
Total Assessment:	\$1,232,600	Building Assessments:	232,900
Leased Land:	No	Land Assessments:	952,900
		Other Assessments:	46,800
Property Includes Recording Devices:	No	Look up Property Sewer Status	
		WF/WV:	Yes / Yes
		WB/WBV:	Prince Cove / Prince Cove
		WF/WV Type:	Bay/Harbor / Bay/Harbor
		Special Listing Cond:	Other - See Remarks

Remarks: Discover the serene beauty of coastal living in this picturesque 2-bedroom Cape Cod-style home, nestled on the water's edge of Prince Cove Bay, adjacent to the bustling Prince Cove Marina. The heart of this retreat is an open-concept kitchen that flows into a cozy living room and dining area, perfect for entertaining and relaxing. Large windows invite natural light, creating a bright and inviting space. A secondary living area offers panoramic views of the bay where you can see picturesque coastal sunsets and hear the tranquil sounds of the waterfront. The upper level houses an unfinished second floor, brimming with potential. Transform this blank canvas into an artist's loft, or an additional living space, all with a backdrop of water views. This property, built by its owners, has a 2 car garage, sits on .60 acres of land and is close to local shopping and pristine beaches, giving you the best of both worlds at your fingertips.
Private Remarks: Sale Subject to Seller having license to sell - process is already under way, Easy to show, Please call Mari 508-360-5664 or Hank at 774-269-3915.

Directions: Route 28 to Prince Road bear to right onto Cedar Tree Neck Road, Property on the left right after the Marina.

Showing Instructions: Please call Mari at 508-360-5664 or Hank at 774-269-3915

Listing Agent: Mari Sennott	508-360-5664	msennott@todayrealestate.com	Listing Type: Exclusive Right To Sell	Buyer Broker Commission: 2.5%
Listing Office: Today Real Estate	508-888-8008		List Date: 03/04/2024	Owner Name: Jeanne L Hardwick
			Start Showing Date: 03/07/2024	Facilitator Comm: 2.5%
			DOM/CDOM: 72 / 72	Compensation Type: Net
			Original List Price: \$1,500,000	Dual Var Comm: No

Garage: Yes - 2 Cars	Zoning: RF	Renovated: No
Garage Description: Attached, Door Opener	Lot Size SqFt: 26,136	Year Renovated:
Basement: Yes	Lot Size Source: Field Card	Field Card SqFt: 1,370
Basement Description: Bulkhead Access: Full, Interior Access	Parking Features: Paved Driveway	Total Finished Space: 1,370
Foundation Details: Poured	# of Parking Spaces: 6	School District: Barnstable
Irregular: No	Lot Features: Cleared; Interior; Level; View	Miles to Beach: 1 to 2
Year Round: Yes	Siding: Clapboard Shingle	Waterfront Desc: Bay
Title Ref Book: 31853	Roof: Asphalt	Flood Ins Required: No
Title Ref Page: 0339	Year Built: 1953	FEMA Flood Zone: X
		Golf Course Front: No
		Golf Course View: No
		Lead Base Paint: Unknown
		Asbestos: Unknown

Exterior Features: Deck, Yard
Street Description: Paved, Private
Convenient To: Marina; Convenient to Water Body 1: Dowses; Convenient to Water Body 2: Loop Beach; Convenient to Water Body 3: Nantucket Sound
Showing Requirements: Appointment Required, Call Listing Agent

Stories: 2	Heating: Hot Water	Private Pool: No
Style: Cape	Cooling: None	Private Dock: No
Floors: Hardwood	Hot Water: Tank	
Living/Dining Combo: Yes	Hot Water Source: Natural Gas	
Kitchen/Dining Combo: Yes	Water: Town Water	
Mass Use Code: 101 - Residential, single family	Sewer: Private Sewer	
Nitrogen Sensitive Area: Yes	Fuel: Natural Gas	

Room Name	Room Level	Length	Width	Features	Room Name	Room Level	Length	Width	Features
Primary Bedroom	Primary Bedroom Level: First Floor			Flooring: Wood	Laundry Room	Laundry Room Level: First Floor			
Bedroom 2	Bedroom 2 Level: First Floor				Living Room				Bay/Bow Windows; Cedar Closet; Fireplace, Wood Burning Flooring: Wood
	Kitchen Level: First Floor				Mud Room				
					Great Room				

Baths Per Level: Baths - Level 1: 1.5

Private Dock Description:

Association Fee Incl:

ASSUMPTIONS & LIMITING CONDITIONS

SUBJECT PROPERTY

Property Address:	211 Cedar Tree Neck Rd	City:	Marstons Mills
State:	MA	Zip Code:	02648
		County:	Barnstable

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- 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 appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 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.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, 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. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- 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.
- 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.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.
- In developing this appraisal, the appraiser has incorporated only the Sales Comparison approach. The appraiser has excluded the Cost and Income approaches. The appraiser has determined that this appraisal process is not so limited that the results of the assignment are no longer credible.

Client: Town of Barnstable

Client File No.: 211-Cedar Tree MAM

Appraiser File No.: 211-Cedar Tree MAM



DEFINITIONS & SCOPE OF WORK

SUBJECT PROPERTY

Property Address:	211 Cedar Tree Neck Rd	City:	Marstons Mills
State:	MA	Zip Code:	02648
		County:	Barnstable

DEFINITION OF MARKET VALUE *:

Market value means 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 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.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Client: Town of Barnstable

Client File No.: 211-Cedar Tree MAM

Appraiser File No.: 211-Cedar Tree MAM



CERTIFICATIONS

SUBJECT PROPERTY

Property Address:	211 Cedar Tree Neck Rd	City:	Marstons Mills
State:	MA	Zip Code:	02648
		County:	Barnstable

APPRAISER'S CERTIFICATION

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

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of 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.
- 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.
- Unless otherwise indicated, 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.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 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.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

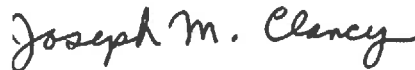
SIGNATURES

APPRAISER



Appraiser Name: William Debs
 Company: Clancy Appraisal Company, Inc.
 Phone: 508-540-9515 Fax: _____
 E-mail: info@clancyappraisal.net
 Date of Report (Signature): 05/20/2024
 License or Certification #: MA C.R.R.E. Appraiser #75341 State: MA
 Designation: _____
 Expiration Date of License or Certification: 11/18/2025
 Inspection of Subject: Interior & Exterior Exterior Only None
 Date of Inspection: 05/03/2024

SUPERVISORY APPRAISER (if required)
 or CO-APPRAISER (if applicable)



Supervisory or
 Co-Appraiser Name: Joseph M. Clancy, MRA
 Company: Clancy Appraisal Company, Inc.
 Phone: (508) 540-9515 Fax: (508) 540-6586
 E-mail: info@clancyappraisal.net
 Date of Report (Signature): 05/20/2024
 License or Certification #: MA C.G.R.E. Appraiser #76 State: MA
 Designation: _____
 Expiration Date of License or Certification: 07/23/2025
 Inspection of Subject: Interior & Exterior Exterior Only None
 Date of Inspection: _____

Client: Town of Barnstable Client File No.: 211-Cedar Tree MAM Appraiser File No.: 211-Cedar Tree MAM



Falmouth, MA 02540
(508) 540-9515 – Fax (508) 540-6586
Email: info@clancyappraisal.net

Fold, Then Detach Along All Perforations

COMMONWEALTH OF MASSACHUSETTS
DIVISION OF OCCUPATIONAL LICENSURE

BOARD OF

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

JOSEPH M CLANCY
457 CURRIER RD
E FALMOUTH, MA 02536-4208

Joseph M. Clancy
LICENSEE SIGNATURE

76

07/23/2025

460207

LICENSE NUMBER EXPIRATION DATE SERIAL NUMBER

COMMONWEALTH OF MASSACHUSETTS
DIVISION OF OCCUPATIONAL LICENSURE

BOARD OF

REAL ESTATE APPRAISERS
ISSUES THE FOLLOWING LICENSE CERT
RES. REAL ESTATE APPRAISER

WILLIAM M DEBS
PO BOX 317
EAST DENNIS, MA 02641-0317

Wm Debs
LICENSEE SIGNATURE