

CITY/TOWN: New Bedford
OWNER: Michael Panagakos
PROJECT NO: 606709

PARCEL NO.: TE-2 & E-2

PROJECT: King's Highway and Tarkiln Hill Road

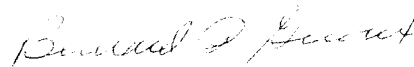
City of New Bedford
REVIEWING APPRAISER'S COMMENTS AND ESTIMATE

Scope of Review: The purpose of this appraisal review is to assist the City of New Bedford/MassDOT in its determination of just compensation for the property rights conveyed through the proposed acquisition/temporary easements of TE-2 and E-2, by providing an opinion of market value of the subject property as of the effective date of the appraisal. This is a full field review of a three-year temporary construction easement and permanent easement. The scope of this review assignment included an onsite inspection of the subject properties and comparable sales. Also, a detailed desk review was conducted of the subject appraisal report prepared on the properties with an effective date of appraisal of May 4, 2019. The appraiser was not contacted during the review process. The deeds, plans and assessor's field cards and MassDOT plans were obtained to identify and verify the parcels. The data was analyzed, and the review appraisal was prepared. There were no extraordinary assumptions or hypothetical conditions. It is assumed that there shall be a restoration of the property as it was before the taking. The purpose of the review is to verify the legally compensable damages, if any, as a result of the proposed temporary construction easements. The function of the review is to assist the City of New Bedford and MassDOT Highway Division in the proposed taking by eminent domain.

- The subject property is located at 1076 King's Highway New Bedford, MA 02745.
- The contractor shall re-grade/reseed/pave and reset all affected site improvements within the easement area(s) to its original condition unless otherwise stated.
- The subject property is situated within the Business, PB Zoning District, in the City of New Bedford.
- F.A. Project 606709.
- The temporary easement will be in effect for a 3 year period.
- The effective date of value for appraisal report under review is 05/15/2019.
- There were no extraordinary assumptions necessary in the review assignment.
- There were no hypothetical conditions necessary in the review assignment.
- Since MassDOT has no 21E studies on this land, the site is appraised as environmentally clean.
- **49 CFR 24.104 "Documentation standards for appraisal/appraisal review should be commensurate with the complexity of the appraisal problem. Review appraisers are expected to prepare an appropriate written explanation supporting the reviewer's estimate of fair market value. When reconciling divergent appraisal reports or establishing an independent estimate of value, the review appraiser must provide a written explanation sufficient to convey the basis for the approved amount."**

FINAL ESTIMATE OF DAMAGES:

1. TE-2: \$15,775.00
2. E-2: \$56,420.00



Bernard P. Giroux, ASA, MRA, Rev. Appraiser
MA Certified General #2990
Date: 05/15/2019

CITY/TOWN: New Bedford PARCEL NO.: TE-6 and E-4
OWNER: Depot Trust Karyn Falcon "Trustee" C/O Michael Panagakos
PROJECT NO: 606709
PROJECT: King's Highway and Tarkiln Hill Road

City of New Bedford
REVIEWING APPRAISER'S COMMENTS AND ESTIMATE

Scope of Review: The purpose of this appraisal review is to assist the City of New Bedford/MassDOT in its determination of just compensation for the property rights conveyed through the proposed acquisition/temporary easements of TE-12, by providing an opinion of market value of the subject property as of the effective date of the appraisal. This is a full field review of a three-year temporary construction easement and permanent easement. The scope of this review assignment included an onsite inspection of the subject properties and comparable sales. Also, a detailed desk review was conducted of the subject appraisal report prepared on the properties with an effective date of appraisal of May 4, 2019. The appraiser was not contacted during the review process. The deeds, plans and assessor's field cards and MassDOT plans were obtained to identify and verify the parcels. The data was analyzed, and the review appraisal was prepared. There were no extraordinary assumptions or hypothetical conditions. It is assumed that there shall be a restoration of the property as it was before the taking. The purpose of the review is to verify the legally compensable damages, if any, as a result of the proposed temporary construction easements. The function of the review is to assist the City of New Bedford and MassDOT Highway Division in the proposed taking by eminent domain.

- The subject property is located at 606 Tarkiln Hill Road New Bedford, MA 02745.
- The contractor shall re-grade/reseed/pave and reset all affected site improvements within the easement area(s) to its original condition unless otherwise stated.
- The subject property is situated within the Industrial Business, IB Zoning District, in the City of New Bedford.
- F.A. Project 606709.
- The temporary easement will be in effect for a 3 year period.
- The effective date of value for appraisal report under review is 05/15/2019.
- There were no extraordinary assumptions necessary in the review assignment.
- There were no hypothetical conditions necessary in the review assignment.
- Since MassDOT has no 21E studies on this land, the site is appraised as environmentally clean.
- **49 CFR 24.104 "Documentation standards for appraisal/appraisal review should be commensurate with the complexity of the appraisal problem. Review appraisers are expected to prepare an appropriate written explanation supporting the reviewer's estimate of fair market value. When reconciling divergent appraisal reports or establishing an independent estimate of value, the review appraiser must provide a written explanation sufficient to convey the basis for the approved amount."**

FINAL ESTIMATE OF DAMAGES:

1. TE-6: \$15,450.00
2. E-4: \$14,000.00



Bernard P. Giroux, ASA, MRA, Rev. Appraiser
MA Certified General #2990
Date: 05/15/2019

CITY/TOWN: New Bedford

PARCEL NO.: TE-14, E-5 and U-11

OWNER: ARC, LLC

PROJECT NO: 606709

PROJECT: King's Highway and Tarkiln Hill Road

City of New Bedford

REVIEWING APPRAISER'S COMMENTS AND ESTIMATE

Scope of Review: The purpose of this appraisal review is to assist the City of New Bedford/MassDOT in its determination of just compensation for the property rights conveyed through the proposed acquisition/temporary easements of TE-14, E-5 and U-11, by providing an opinion of market value of the subject property as of the effective date of the appraisal. This is a full field review of a three-year temporary construction easement, permanent easement and permanent utility easement. The scope of this review assignment included an onsite inspection of the subject properties and comparable sales. Also, a detailed desk review was conducted of the subject appraisal report prepared on the properties with an effective date of appraisal of May 4, 2019. The appraiser was not contacted during the review process. The deeds, plans and assessor's field cards and MassDOT plans were obtained to identify and verify the parcels. The data was analyzed, and the review appraisal was prepared. There were no extraordinary assumptions or hypothetical conditions. It is assumed that there shall be a restoration of the property as it was before the taking. The purpose of the review is to verify the legally compensable damages, if any, as a result of the proposed temporary construction easements. The function of the review is to assist the City of New Bedford and MassDOT Highway Division in the proposed taking by eminent domain.

- The subject property is located at 550 Tarkiln Hill Road New Bedford, MA 02745.
- The contractor shall re-grade/reseed/pave and reset all affected site improvements within the easement area(s) to its original condition unless otherwise stated.
- The subject property is situated within the Mixed Used Business, MUB Zoning District, in the City of New Bedford.
- F.A. Project 606709.
- The temporary easement will be in effect for a 3 year period.
- The effective date of value for appraisal report under review is 05/15/2019.
- There were no extraordinary assumptions necessary in the review assignment.
- There were no hypothetical conditions necessary in the review assignment.
- Since MassDOT has no 21E studies on this land, the site is appraised as environmentally clean.
- **49 CFR 24.104 "Documentation standards for appraisal/appraisal review should be commensurate with the complexity of the appraisal problem. Review appraisers are expected to prepare an appropriate written explanation supporting the reviewer's estimate of fair market value. When reconciling divergent appraisal reports or establishing an independent estimate of value, the review appraiser must provide a written explanation sufficient to convey the basis for the approved amount."**

FINAL ESTIMATE OF DAMAGES:

1. TE-14: \$12,215.00
2. E-5: \$15,000.00
3. U-11: \$1,090.00



Bernard P. Giroux, ASA, MRA, Rev. Appraiser
MA Certified General #2990
Date: 05/15/2019

CITY/TOWN: New Bedford
OWNER: Tarkiln Hill Realty Corp.
PROJECT NO: 606709
PROJECT: King's Highway and Tarkiln Hill Road

PARCEL NO.: TE-4

City of New Bedford
REVIEWING APPRAISER'S COMMENTS AND ESTIMATE

Scope of Review: The purpose of this appraisal review is to assist the City of New Bedford/MassDOT in its determination of just compensation for the property rights conveyed through the proposed acquisition/temporary easements of TE-4, by providing an opinion of market value of the subject property as of the effective date of the appraisal. This is a full field review of a three-year temporary construction easement. The scope of this review assignment included an onsite inspection of the subject properties and comparable sales. Also, a detailed desk review was conducted of the subject appraisal report prepared on the properties with an effective date of appraisal of May 4, 2019. The appraiser was not contacted during the review process. The deeds, plans and assessor's field cards and MassDOT plans were obtained to identify and verify the parcels. The data was analyzed, and the review appraisal was prepared. There were no extraordinary assumptions or hypothetical conditions. It is assumed that there shall be a restoration of the property as it was before the taking. The purpose of the review is to verify the legally compensable damages, if any, as a result of the proposed temporary construction easements. The function of the review is to assist the City of New Bedford and MassDOT Highway Division in the proposed taking by eminent domain.

- The subject property is located at 615 Tarkiln Hill Road, New Bedford, MA 02745.
- The contractor shall re-grade/reseed/pave and reset all affected site improvements within the easement area(s) to its original condition unless otherwise stated.
- The subject property is situated within the Industrial Business, IB Zoning District, in the City of New Bedford.
- F.A. Project 606709.
- The temporary easement will be in effect for a 3 year period.
- The effective date of value for appraisal report under review is 05/15/2019.
- There were no extraordinary assumptions necessary in the review assignment.
- There were no hypothetical conditions necessary in the review assignment.
- Since MassDOT has no 21E studies on this land, the site is appraised as environmentally clean.
- **The above is to be considered as a guideline and starting point.**
- **49 CFR 24.104 "Documentation standards for appraisal/appraisal review should be commensurate with the complexity of the appraisal problem. Review appraisers are expected to prepare an appropriate written explanation supporting the reviewer's estimate of fair market value. When reconciling divergent appraisal reports or establishing an independent estimate of value, the review appraiser must provide a written explanation sufficient to convey the basis for the approved amount."**

FINAL ESTIMATE OF DAMAGES:

1. TE-4: \$8,900.00



Bernard P. Giroux, ASA, MRA, Rev. Appraiser
MA Certified General #2990
Date: 05/15/2019

CITY/TOWN: New Bedford
OWNER: Tarkiln Realty Corporation
PROJECT NO: 606709
PROJECT: King's Highway and Tarkiln Hill Road

PARCEL NO.: TE-3 and U-1

City of New Bedford
REVIEWING APPRAISER'S COMMENTS AND ESTIMATE

Scope of Review: The purpose of this appraisal review is to assist the City of New Bedford/MassDOT in its determination of just compensation for the property rights conveyed through the proposed acquisition/temporary easements of TE-3 and U-1, by providing an opinion of market value of the subject property as of the effective date of the appraisal. This is a full field review of a three-year temporary construction easement and permanent utility easement. The scope of this review assignment included an onsite inspection of the subject properties and comparable sales. Also, a detailed desk review was conducted of the subject appraisal report prepared on the properties with an effective date of appraisal of May 4, 2019. The appraiser was not contacted during the review process. The deeds, plans and assessor's field cards and MassDOT plans were obtained to identify and verify the parcels. The data was analyzed, and the review appraisal was prepared. There were no extraordinary assumptions or hypothetical conditions. It is assumed that there shall be a restoration of the property as it was before the taking. The purpose of the review is to verify the legally compensable damages, if any, as a result of the proposed temporary construction easements. The function of the review is to assist the City of New Bedford and MassDOT Highway Division in the proposed taking by eminent domain.

- The subject property is located at 637 Tarkiln Hill Road New Bedford, MA 02745.
- The contractor shall re-grade/reseed/pave and reset all affected site improvements within the easement area(s) to its original condition unless otherwise stated.
- The subject property is situated within the Industrial Business, IB Zoning District, in the City of New Bedford.
- F.A. Project 606709.
- The temporary easement will be in effect for a 3 year period.
- The effective date of value for appraisal report under review is 05/15/2019.
- There were no extraordinary assumptions necessary in the review assignment.
- There were no hypothetical conditions necessary in the review assignment.
- Since MassDOT has no 21E studies on this land, the site is appraised as environmentally clean.
- **49 CFR 24.104 "Documentation standards for appraisal/appraisal review should be commensurate with the complexity of the appraisal problem. Review appraisers are expected to prepare an appropriate written explanation supporting the reviewer's estimate of fair market value. When reconciling divergent appraisal reports or establishing an independent estimate of value, the review appraiser must provide a written explanation sufficient to convey the basis for the approved amount."**

FINAL ESTIMATE OF DAMAGES:

1. TE-3: \$19,750.00
2. U-1: \$940.00



Bernard P. Giroux, ASA, MRA, Rev. Appraiser
MA Certified General #2990
Date: 05/15/2019

CITY/TOWN: New Bedford

PARCEL NO.: TE-15, TE-5, U-2 and U-4

OWNER: Jan Co. East

PROJECT NO: 606709

PROJECT: King's Highway and Tarkiln Hill Road

City of New Bedford

REVIEWING APPRAISER'S COMMENTS AND ESTIMATE

Scope of Review: The purpose of this appraisal review is to assist the City of New Bedford/MassDOT in its determination of just compensation for the property rights conveyed through the proposed acquisition/temporary easements of TE-15, TE-5, U-4 and U-2, by providing an opinion of market value of the subject property as of the effective date of the appraisal. This is a full field review of three-year temporary construction easements and permanent utility easements. The scope of this review assignment included an onsite inspection of the subject properties and comparable sales. Also, a detailed desk review was conducted of the subject appraisal report prepared on the properties with an effective date of appraisal of May 4, 2019. The appraiser was not contacted during the review process. The deeds, plans and assessor's field cards and MassDOT plans were obtained to identify and verify the parcels. The data was analyzed, and the review appraisal was prepared. There were no extraordinary assumptions or hypothetical conditions. It is assumed that there shall be a restoration of the property as it was before the taking. The purpose of the review is to verify the legally compensable damages, if any, as a result of the proposed temporary construction easements. The function of the review is to assist the City of New Bedford and MassDOT Highway Division in the proposed taking by eminent domain.

- The subject property is located at 605 Tarkiln Hill Road New Bedford, MA 02745.
- The contractor shall re-grade/reseed/pave and reset all affected site improvements within the easement area(s) to its original condition unless otherwise stated.
- The subject property is situated within the Mixed Used Business, MUB Zoning District, in the City of New Bedford.
- F.A. Project 606709.
- The temporary easement will be in effect for a 3 year period.
- The effective date of value for appraisal report under review is 05/15/2019.
- There were no extraordinary assumptions necessary in the review assignment.
- There were no hypothetical conditions necessary in the review assignment.
- Since MassDOT has no 21E studies on this land, the site is appraised as environmentally clean.
- **49 CFR 24.104 "Documentation standards for appraisal/appraisal review should be commensurate with the complexity of the appraisal problem. Review appraisers are expected to prepare an appropriate written explanation supporting the reviewer's estimate of fair market value. When reconciling divergent appraisal reports or establishing an independent estimate of value, the review appraiser must provide a written explanation sufficient to convey the basis for the approved amount."**

FINAL ESTIMATE OF DAMAGES:

1. TE-15: \$2,550.00
2. TE-5: \$8,650.00
3. U-4: \$4,270.00
4. U-2: \$25,475.00



Bernard P. Giroux, ASA, MRA, Rev. Appraiser
MA Certified General #2990
Date: 05/15/2019

CITY/TOWN: New Bedford
OWNER: Church Street Station LLC
PROJECT NO: 606709
PROJECT: King's Highway and Tarkiln Hill Road

PARCEL NO.: TE-8, TE-7 and U-3

City of New Bedford
REVIEWING APPRAISER'S COMMENTS AND ESTIMATE

Scope of Review: The purpose of this appraisal review is to assist the City of New Bedford/MassDOT in its determination of just compensation for the property rights conveyed through the proposed acquisition/temporary easements of TE-8, TE-7 and U-3, by providing an opinion of market value of the subject property as of the effective date of the appraisal. This is a full field review of three-year temporary construction easements and a permanent utility easement. The scope of this review assignment included an onsite inspection of the subject properties and comparable sales. Also, a detailed desk review was conducted of the subject appraisal report prepared on the properties with an effective date of appraisal of May 4, 2019. The appraiser was not contacted during the review process. The deeds, plans and assessor's field cards and MassDOT plans were obtained to identify and verify the parcels. The data was analyzed, and the review appraisal was prepared. There were no extraordinary assumptions or hypothetical conditions. It is assumed that there shall be a restoration of the property as it was before the taking. The purpose of the review is to verify the legally compensable damages, if any, as a result of the proposed temporary construction easements. The function of the review is to assist the City of New Bedford and MassDOT Highway Division in the proposed taking by eminent domain.

- The subject property is located at 507-513 Church Street New Bedford, MA 02745.
- The contractor shall re-grade/reseed/pave and reset all affected site improvements within the easement area(s) to its original condition unless otherwise stated.
- The subject property is situated within the Industrial Business, IB Zoning District, in the City of New Bedford.
- F.A. Project 606709.
- The temporary easement will be in effect for a 3 year period.
- The effective date of value for appraisal report under review is 05/15/2019.
- There were no extraordinary assumptions necessary in the review assignment.
- There were no hypothetical conditions necessary in the review assignment.
- Since MassDOT has no 21E studies on this land, the site is appraised as environmentally clean.
- **49 CFR 24.104 "Documentation standards for appraisal/appraisal review should be commensurate with the complexity of the appraisal problem. Review appraisers are expected to prepare an appropriate written explanation supporting the reviewer's estimate of fair market value. When reconciling divergent appraisal reports or establishing an independent estimate of value, the review appraiser must provide a written explanation sufficient to convey the basis for the approved amount."**

FINAL ESTIMATE OF DAMAGES:

1. TE-8: \$1,735.00
2. TE-7: \$1,400.00
3. U-3: \$4,655.00



Bernard P. Giroux, ASA, MRA, Rev. Appraiser
MA Certified General #2990
Date: 05/15/2019

CITY/TOWN: New Bedford PARCEL NO.: TE-10 and U-5
OWNER: Stathis S. Mouratidis & Polly Mouratidis
PROJECT NO: 606709
PROJECT: King's Highway and Tarkiln Hill Road

City of New Bedford
REVIEWING APPRAISER'S COMMENTS AND ESTIMATE

Scope of Review: The purpose of this appraisal review is to assist the City of New Bedford/MassDOT in its determination of just compensation for the property rights conveyed through the proposed acquisition/temporary easements of TE-10 and U-5, by providing an opinion of market value of the subject property as of the effective date of the appraisal. This is a full field review of a three-year temporary construction easement and a permanent utility easement. The scope of this review assignment included an onsite inspection of the subject properties and comparable sales. Also, a detailed desk review was conducted of the subject appraisal report prepared on the properties with an effective date of appraisal of May 4, 2019. The appraiser was not contacted during the review process. The deeds, plans and assessor's field cards and MassDOT plans were obtained to identify and verify the parcels. The data was analyzed, and the review appraisal was prepared. There were no extraordinary assumptions or hypothetical conditions. It is assumed that there shall be a restoration of the property as it was before the taking. The purpose of the review is to verify the legally compensable damages, if any, as a result of the proposed temporary construction easements. The function of the review is to assist the City of New Bedford and MassDOT Highway Division in the proposed taking by eminent domain.

- The subject property is located at 587 Tarkiln Hill Road New Bedford, MA 02745.
- The contractor shall re-grade/reseed/pave and reset all affected site improvements within the easement area(s) to its original condition unless otherwise stated.
- The subject property is situated within the Mixed Used Business, MUB Zoning District, in the City of New Bedford.
- F.A. Project 606709.
- The temporary easement will be in effect for a 3 year period.
- The effective date of value for appraisal report under review is 05/15/2019.
- There were no extraordinary assumptions necessary in the review assignment.
- There were no hypothetical conditions necessary in the review assignment.
- Since MassDOT has no 21E studies on this land, the site is appraised as environmentally clean.
- **49 CFR 24.104 "Documentation standards for appraisal/appraisal review should be commensurate with the complexity of the appraisal problem. Review appraisers are expected to prepare an appropriate written explanation supporting the reviewer's estimate of fair market value. When reconciling divergent appraisal reports or establishing an independent estimate of value, the review appraiser must provide a written explanation sufficient to convey the basis for the approved amount."**

FINAL ESTIMATE OF DAMAGES:

1. TE-10: \$3,920.00
2. U-5: \$9,300.00



Bernard P. Giroux, ASA, MRA, Rev. Appraiser
MA Certified General #2990
Date: 05/15/2019

CITY/TOWN: New Bedford

PARCEL NO.: TE-11 & U-6

OWNER: Bri Inc.

PROJECT NO: 606709

PROJECT: King's Highway and Tarkiln Hill Road

City of New Bedford

REVIEWING APPRAISER'S COMMENTS AND ESTIMATE

Scope of Review: The purpose of this appraisal review is to assist the City of New Bedford/MassDOT in its determination of just compensation for the property rights conveyed through the proposed acquisition/temporary easements of TE-11 and U-6, by providing an opinion of market value of the subject property as of the effective date of the appraisal. This is a full field review of a three-year temporary construction easement and permanent utility easement. The scope of this review assignment included an onsite inspection of the subject properties and comparable sales. Also, a detailed desk review was conducted of the subject appraisal report prepared on the properties with an effective date of appraisal of May 4, 2019. The appraiser was not contacted during the review process. The deeds, plans and assessor's field cards and MassDOT plans were obtained to identify and verify the parcels. The data was analyzed, and the review appraisal was prepared. There were no extraordinary assumptions or hypothetical conditions. It is assumed that there shall be a restoration of the property as it was before the taking. The purpose of the review is to verify the legally compensable damages, if any, as a result of the proposed temporary construction easements. The function of the review is to assist the City of New Bedford and MassDOT Highway Division in the proposed taking by eminent domain.

- The subject property is located at 569 Tarkiln Hill Road New Bedford, MA 02745.
- The contractor shall re-grade/reseed/pave and reset all affected site improvements within the easement area(s) to its original condition unless otherwise stated.
- The subject property is situated within the Mixed Used Business, MUB Zoning District, in the City of New Bedford.
- F.A. Project 606709.
- The temporary easement will be in effect for a 3 year period.
- The effective date of value for appraisal report under review is 05/15/2019.
- There were no extraordinary assumptions necessary in the review assignment.
- There were no hypothetical conditions necessary in the review assignment.
- Since MassDOT has no 21E studies on this land, the site is appraised as environmentally clean.
- **49 CFR 24.104 "Documentation standards for appraisal/appraisal review should be commensurate with the complexity of the appraisal problem. Review appraisers are expected to prepare an appropriate written explanation supporting the reviewer's estimate of fair market value. When reconciling divergent appraisal reports or establishing an independent estimate of value, the review appraiser must provide a written explanation sufficient to convey the basis for the approved amount."**

FINAL ESTIMATE OF DAMAGES:

1. TE-11: \$9,400.00
2. U-6: \$36,225.00



Bernard P. Giroux, ASA, MRA, Rev. Appraiser
MA Certified General #2990
Date: 05/15/2019

CITY/TOWN: New Bedford

PARCEL NO.: TE-12 & U-8

OWNER: Paul R. Pelletier 'Trs' & Cathy Pelletier 'Trs'

PROJECT NO: 606709

PROJECT: King's Highway and Tarkiln Hill Road

City of New Bedford

REVIEWING APPRAISER'S COMMENTS AND ESTIMATE

Scope of Review: The purpose of this appraisal review is to assist the City of New Bedford/MassDOT in its determination of just compensation for the property rights conveyed through the proposed acquisition/temporary easements of TE-12, by providing an opinion of market value of the subject property as of the effective date of the appraisal. This is a full field review of a three-year temporary construction easement. The scope of this review assignment included an onsite inspection of the subject properties and comparable sales. Also, a detailed desk review was conducted of the subject appraisal report prepared on the properties with an effective date of appraisal of May 4, 2019. The appraiser was not contacted during the review process. The deeds, plans and assessor's field cards and MassDOT plans were obtained to identify and verify the parcels. The data was analyzed, and the review appraisal was prepared. There were no extraordinary assumptions or hypothetical conditions. It is assumed that there shall be a restoration of the property as it was before the taking. The purpose of the review is to verify the legally compensable damages, if any, as a result of the proposed temporary construction easements. The function of the review is to assist the City of New Bedford and MassDOT Highway Division in the proposed taking by eminent domain.

- The subject property is located at 554 Church Street New Bedford, MA 02745.
- The contractor shall re-grade/reseed/pave and reset all affected site improvements within the easement area(s) to its original condition unless otherwise stated.
- The subject property is situated within the Mixed Used Business, MUB Zoning District, in the City of New Bedford.
- F.A. Project 606709.
- The temporary easement will be in effect for a 3 year period.
- The effective date of value for appraisal report under review is 05/15/2019.
- There were no extraordinary assumptions necessary in the review assignment.
- There were no hypothetical conditions necessary in the review assignment.
- Since MassDOT has no 21E studies on this land, the site is appraised as environmentally clean.
- **49 CFR 24.104 "Documentation standards for appraisal/appraisal review should be commensurate with the complexity of the appraisal problem. Review appraisers are expected to prepare an appropriate written explanation supporting the reviewer's estimate of fair market value. When reconciling divergent appraisal reports or establishing an independent estimate of value, the review appraiser must provide a written explanation sufficient to convey the basis for the approved amount."**

FINAL ESTIMATE OF DAMAGES:

1. TE-12: \$5,385.00
2. U-8: \$15,900.00



Bernard P. Giroux, ASA, MRA, Rev. Appraiser
MA Certified General #2990
Date: 05/15/2019

CITY/TOWN: New Bedford
OWNER: Patricia W. Vagos
PROJECT NO: 606709
PROJECT: King's Highway and Tarkiln Hill Road

PARCEL NO.: U-7

City of New Bedford
REVIEWING APPRAISER'S COMMENTS AND ESTIMATE

Scope of Review: The purpose of this appraisal review is to assist the City of New Bedford/MassDOT in its determination of just compensation for the property rights conveyed through the proposed acquisition/temporary easements of U-7, by providing an opinion of market value of the subject property as of the effective date of the appraisal. This is a full field review of a permanent utility easement. The scope of this review assignment included an onsite inspection of the subject properties and comparable sales. Also, a detailed desk review was conducted of the subject appraisal report prepared on the properties with an effective date of appraisal of May 4, 2019. The appraiser was not contacted during the review process. The deeds, plans and assessor's field cards and MassDOT plans were obtained to identify and verify the parcels. The data was analyzed, and the review appraisal was prepared. There were no extraordinary assumptions or hypothetical conditions. It is assumed that there shall be a restoration of the property as it was before the taking. The purpose of the review is to verify the legally compensable damages, if any, as a result of the proposed temporary construction easements. The function of the review is to assist the City of New Bedford and MassDOT Highway Division in the proposed taking by eminent domain.

- The subject property is located at 555 Church Street New Bedford, MA 02745.
- The contractor shall re-grade/reseed/pave and reset all affected site improvements within the easement area(s) to its original condition unless otherwise stated.
- The subject property is situated within the Residence B, RB Zoning District, in the City of New Bedford.
- F.A. Project 606709.
- The effective date of value for appraisal report under review is 05/15/2019.
- There were no extraordinary assumptions necessary in the review assignment.
- There were no hypothetical conditions necessary in the review assignment.
- Since MassDOT has no 21E studies on this land, the site is appraised as environmentally clean.
- **The above is to be considered as a guideline and starting point.**
- **49 CFR 24.104 "Documentation standards for appraisal/appraisal review should be commensurate with the complexity of the appraisal problem. Review appraisers are expected to prepare an appropriate written explanation supporting the reviewer's estimate of fair market value. When reconciling divergent appraisal reports or establishing an independent estimate of value, the review appraiser must provide a written explanation sufficient to convey the basis for the approved amount."**

FINAL ESTIMATE OF DAMAGES:

1. U-7: \$2,400.00



Bernard P. Giroux, ASA, MRA, Rev. Appraiser
MA Certified General #2990
Date: 05/15/2019

CITY/TOWN: New Bedford

OWNER: Mark E. Lombard

PROJECT NO: 606709

PROJECT: King's Highway and Tarkiln Hill Road

PARCEL NO.: TE-13 & U-9

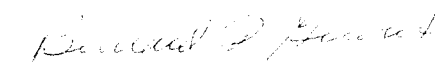
City of New Bedford
REVIEWING APPRAISER'S COMMENTS AND ESTIMATE

Scope of Review: The purpose of this appraisal review is to assist the City of New Bedford/MassDOT in its determination of just compensation for the property rights conveyed through the proposed acquisition/temporary easements of TE-13 and U-9, by providing an opinion of market value of the subject property as of the effective date of the appraisal. This is a full field review of a three-year temporary construction easement and a permanent utility easement. The scope of this review assignment included an onsite inspection of the subject properties and comparable sales. Also, a detailed desk review was conducted of the subject appraisal report prepared on the properties with an effective date of appraisal of May 4, 2019. The appraiser was not contacted during the review process. The deeds, plans and assessor's field cards and MassDOT plans were obtained to identify and verify the parcels. The data was analyzed, and the review appraisal was prepared. There were no extraordinary assumptions or hypothetical conditions. It is assumed that there shall be a restoration of the property as it was before the taking. The purpose of the review is to verify the legally compensable damages, if any, as a result of the proposed temporary construction easements. The function of the review is to assist the City of New Bedford and MassDOT Highway Division in the proposed taking by eminent domain.

- The subject property is located at 543 Tarkiln Hill Road New Bedford, MA 02745.
- The contractor shall re-grade/reseed/pave and reset all affected site improvements within the easement area(s) to its original condition unless otherwise stated.
- The subject property is situated within the Residence A, RA Zoning District, in the City of New Bedford.
- F.A. Project 606709.
- The temporary easement will be in effect for a 3 year period.
- The effective date of value for appraisal report under review is 05/15/2019.
- There were no extraordinary assumptions necessary in the review assignment.
- There were no hypothetical conditions necessary in the review assignment.
- Since MassDOT has no 21E studies on this land, the site is appraised as environmentally clean.
- **49 CFR 24.104 "Documentation standards for appraisal/appraisal review should be commensurate with the complexity of the appraisal problem. Review appraisers are expected to prepare an appropriate written explanation supporting the reviewer's estimate of fair market value. When reconciling divergent appraisal reports or establishing an independent estimate of value, the review appraiser must provide a written explanation sufficient to convey the basis for the approved amount."**

FINAL ESTIMATE OF DAMAGES:

1. TE-13: \$4,525.00
2. U-9: \$13,200.00



Bernard P. Giroux, ASA, MRA, Rev. Appraiser
MA Certified General #2990
Date: 05/15/2019

CITY/TOWN: New Bedford
OWNER: Park Avenue Partners LLC
PROJECT NO: 606709
PROJECT: King's Highway and Tarkiln Hill Road

PARCEL NO.: U-10

City of New Bedford
REVIEWING APPRAISER'S COMMENTS AND ESTIMATE

Scope of Review: The purpose of this appraisal review is to assist the City of New Bedford/MassDOT in its determination of just compensation for the property rights conveyed through the proposed acquisition/temporary easements of U-10, by providing an opinion of market value of the subject property as of the effective date of the appraisal. This is a full field review of a permanent utility easement. The scope of this review assignment included an onsite inspection of the subject properties and comparable sales. Also, a detailed desk review was conducted of the subject appraisal report prepared on the properties with an effective date of appraisal of May 4, 2019. The appraiser was not contacted during the review process. The deeds, plans and assessor's field cards and MassDOT plans were obtained to identify and verify the parcels. The data was analyzed, and the review appraisal was prepared. There were no extraordinary assumptions or hypothetical conditions. It is assumed that there shall be a restoration of the property as it was before the taking. The purpose of the review is to verify the legally compensable damages, if any, as a result of the proposed temporary construction easements. The function of the review is to assist the City of New Bedford and MassDOT Highway Division in the proposed taking by eminent domain.

- The subject property is located at 525 Church Street New Bedford, MA 02745.
- The contractor shall re-grade/reseed/pave and reset all affected site improvements within the easement area(s) to its original condition unless otherwise stated.
- The subject property is situated within the Industrial Business, IB Zoning District, in the City of New Bedford.
- F.A. Project 606709.
- The effective date of value for appraisal report under review is 05/15/2019.
- There were no extraordinary assumptions necessary in the review assignment.
- There were no hypothetical conditions necessary in the review assignment.
- Since MassDOT has no 21E studies on this land, the site is appraised as environmentally clean.
- **49 CFR 24.104 "Documentation standards for appraisal/appraisal review should be commensurate with the complexity of the appraisal problem. Review appraisers are expected to prepare an appropriate written explanation supporting the reviewer's estimate of fair market value. When reconciling divergent appraisal reports or establishing an independent estimate of value, the review appraiser must provide a written explanation sufficient to convey the basis for the approved amount."**

FINAL ESTIMATE OF DAMAGES:

1. U-10: \$2,475.00



Bernard P. Giroux, ASA, MRA, Rev. Appraiser
MA Certified General #2990
Date: 05/15/2019

CITY/TOWN: New Bedford
OWNER: Jacinto and Honoria Quintal
PROJECT NO: 606709
PROJECT: King's Highway and Tarkiln Hill Road

PARCEL NO.: U-12

City of New Bedford
REVIEWING APPRAISER'S COMMENTS AND ESTIMATE

Scope of Review: The purpose of this appraisal review is to assist the City of New Bedford/MassDOT in its determination of just compensation for the property rights conveyed through the proposed acquisition/temporary easements of U-12, by providing an opinion of market value of the subject property as of the effective date of the appraisal. This is a full field review of a permanent utility easement. The scope of this review assignment included an onsite inspection of the subject properties and comparable sales. Also, a detailed desk review was conducted of the subject appraisal report prepared on the properties with an effective date of appraisal of May 4, 2019. The appraiser was not contacted during the review process. The deeds, plans and assessor's field cards and MassDOT plans were obtained to identify and verify the parcels. The data was analyzed, and the review appraisal was prepared. There were no extraordinary assumptions or hypothetical conditions. It is assumed that there shall be a restoration of the property as it was before the taking. The purpose of the review is to verify the legally compensable damages, if any, as a result of the proposed temporary construction easements. The function of the review is to assist the City of New Bedford and MassDOT Highway Division in the proposed taking by eminent domain.

- The subject property is located at 522 Tarkiln Hill Road New Bedford, MA 02745.
- The contractor shall re-grade/reseed/pave and reset all affected site improvements within the easement area(s) to its original condition unless otherwise stated.
- The subject property is situated within the Residence B, RB Zoning District, in the City of New Bedford.
- F.A. Project 606709.
- The effective date of value for appraisal report under review is 05/15/2019.
- There were no extraordinary assumptions necessary in the review assignment.
- There were no hypothetical conditions necessary in the review assignment.
- Since MassDOT has no 21E studies on this land, the site is appraised as environmentally clean.
- **49 CFR 24.104 "Documentation standards for appraisal/appraisal review should be commensurate with the complexity of the appraisal problem. Review appraisers are expected to prepare an appropriate written explanation supporting the reviewer's estimate of fair market value. When reconciling divergent appraisal reports or establishing an independent estimate of value, the review appraiser must provide a written explanation sufficient to convey the basis for the approved amount."**

FINAL ESTIMATE OF DAMAGES:

1. U-12: \$1,170.00



Bernard P. Giroux, ASA, MRA, Rev. Appraiser
MA Certified General #2990
Date: 05/15/2019

CITY/TOWN: New Bedford
OWNER: Edward and Constance Rose
PROJECT NO: 606709
PROJECT: King's Highway and Tarkiln Hill Road

PARCEL NO.: U-13

City of New Bedford
REVIEWING APPRAISER'S COMMENTS AND ESTIMATE

Scope of Review: The purpose of this appraisal review is to assist the City of New Bedford/MassDOT in its determination of just compensation for the property rights conveyed through the proposed acquisition/temporary easements of U-13, by providing an opinion of market value of the subject property as of the effective date of the appraisal. This is a full field review of a permanent utility easement. The scope of this review assignment included an onsite inspection of the subject properties and comparable sales. Also, a detailed desk review was conducted of the subject appraisal report prepared on the properties with an effective date of appraisal of May 4, 2019. The appraiser was not contacted during the review process. The deeds, plans and assessor's field cards and MassDOT plans were obtained to identify and verify the parcels. The data was analyzed, and the review appraisal was prepared. There were no extraordinary assumptions or hypothetical conditions. It is assumed that there shall be a restoration of the property as it was before the taking. The purpose of the review is to verify the legally compensable damages, if any, as a result of the proposed temporary construction easements. The function of the review is to assist the City of New Bedford and MassDOT Highway Division in the proposed taking by eminent domain.

- The subject property is located at 312 Oliver Street New Bedford, MA 02745.
- The contractor shall re-grade/reseed/pave and reset all affected site improvements within the easement area(s) to its original condition unless otherwise stated.
- The subject property is situated within the Residence A, RA Zoning District, in the City of New Bedford.
- F.A. Project 606709.
- The effective date of value for appraisal report under review is 05/15/2019.
- There were no extraordinary assumptions necessary in the review assignment.
- There were no hypothetical conditions necessary in the review assignment.
- Since MassDOT has no 21E studies on this land, the site is appraised as environmentally clean.
- **49 CFR 24.104 "Documentation standards for appraisal/appraisal review should be commensurate with the complexity of the appraisal problem. Review appraisers are expected to prepare an appropriate written explanation supporting the reviewer's estimate of fair market value. When reconciling divergent appraisal reports or establishing an independent estimate of value, the review appraiser must provide a written explanation sufficient to convey the basis for the approved amount."**

FINAL ESTIMATE OF DAMAGES:

1. U-13: \$3,700.00



Bernard P. Giroux, ASA, MRA, Rev. Appraiser
MA Certified General #2990
Date: 05/15/2019