

JAM
24

Victoria F. Sheehan
Commissioner

THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



William Cass, P.E.
Assistant Commissioner

His Excellency, Governor Christopher T. Sununu
and the Honorable Council
State House
Concord, NH 03301

Bureau of Rail & Transit
July 26, 2022

REQUESTED ACTION

Pursuant to RSA 4:40 and 228:67, authorize the Department of Transportation to sell a 0.10 acre +/- parcel of state-owned land, located on the Northern Railroad Corridor in the Town of Enfield, to Susan Brown for \$1,500.00 and the one-time administrative fee of \$1,100.00, effective upon Governor and Executive Council approval.

It has been determined by the Department's Division of Finance that this parcel was originally purchased with 80% Federal Funds and 20% General Funds and that the sale income and the one-time administrative fee will be credited as follows:

04-096-096-960015-0000-UUU-402156 Administrative Fee	<u>FY 2023</u> \$1,100.00
04-096-096-960010-2991-403532 Railroad Property Sale (20% of \$1,500)	<u>FY 2023</u> \$300.00
04-096-096-963515-3054-401771 Consolidated Federal Aid (80% of \$1,500)	<u>FY 2023</u> \$1,200.00

EXPLANATION

The Department of Transportation received an inquiry from Susan Brown, whose property abuts the state-owned Northern Railroad Corridor in the Town of Enfield. Ms. Brown requested to acquire a portion of the railroad corridor, approximately 0.10 acres to manage improvements including a portion of her driveway that extend into state-owned property as depicted in a survey provided for review. The Department reviewed the request and determined that the subject parcel is ancillary to the State's needs and would not impact current trail use or future rail use on this abandoned railroad corridor and was thus amenable to the disposition.

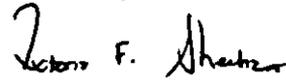
RSA 228:67 allows the Department to sell state-owned railroad property no longer needed by the State to political subdivisions of the State for public uses and if none want such properties, the Commissioner

may sell them in accordance with RSA 4:40. The Town of Enfield expressed no interest in the subject parcel therefore the Department proposes to sell the parcel to Susan Brown.

The Long Range Capital Planning and Utilization Committee approved the sale on March 28, 2022 as item LRCP 22-010.

Authorization is requested to sell the parcel of land as described to an abutter as outlined above.

Sincerely,



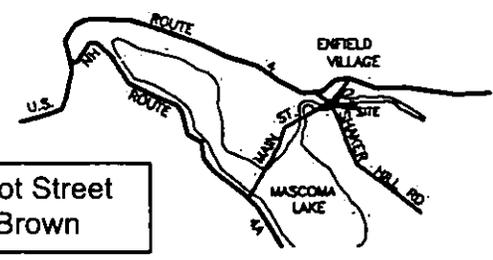
Victoria F. Sheehan
Commissioner

Attachments

N.



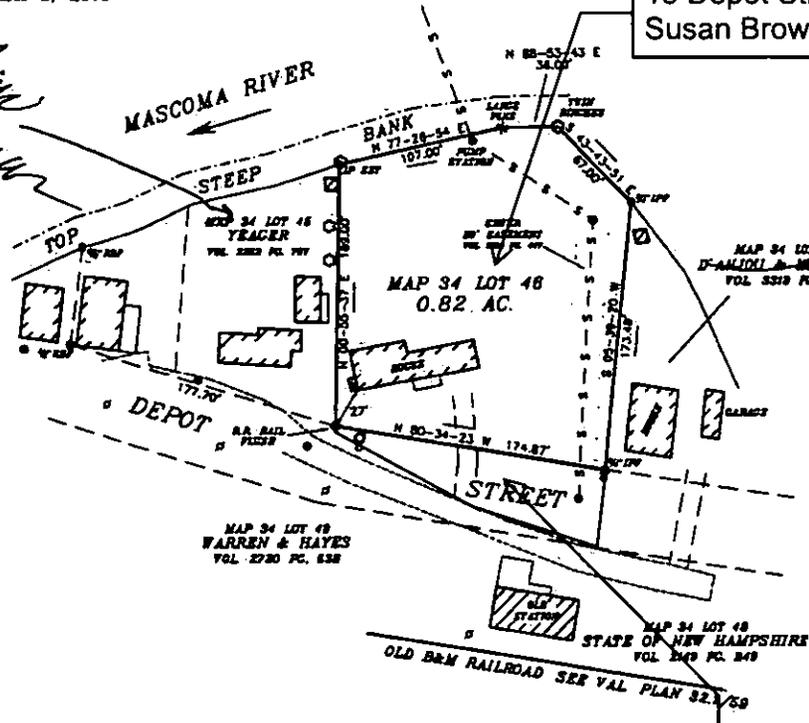
ALL BEARINGS ARE BASED
ON MAGNETIC NORTH
MARCH 8, 2010



LOCATION MAP

15 Depot Street
Susan Brown

Ron Johnson



*Now
Dwacker*

"I certify that this survey plat is not a subdivision
pursuant to this title and that the lines of streets and
ways shown are those of public or private streets or
ways already established and that no new ways are
shown." (RSA 878:18)

Date Harry J. Burgess, LLS #784

LEGEND	
●	1P SET/FOUND
○*	TREES
◆	RAILROAD TIE
●	SEWER MANHOLE
○	HYDRANT
⊙	CATCH BASIN
◇	UTILITY POLE
— S —	SEWER LINE
—	GRANITE CURBING

PLAN REFERENCES
 PLAN VOL 985 PAGE 59
 TITLED "STEWART PROPERTY" BY LYLE CLOUGH
 PLAN VOL 985 PAGE 21
 TITLED "PLAN OF SCHAMANSKA PROPERTY" BY
 J. Q. ADAMS
 PLAN #4928
 TITLED "LAND OF EDWARD P. VYSOCKY AND
 BARBARA J. VYSOCKY" BY CHRISTOPHER R.
 ROLLINGS

Subject Parcel

Notations by NHDOT
3-08-2022

BOUNDARY SURVEY
 LAND OF
SUSAN E. S. BROWN
 VOL 3591 PAGE 158
ENFIELD, NEW HAMPSHIRE
 MAP 34 LOT 46

MARCH 2010
 HARRY J. BURGESS SURVEYOR/FORESTER
 192 HIBBARD ROAD, BATH, N.H.



Scale: 1 inch = 50 feet
REVISED APRIL 2010

CN 0, 1010

MASCOMA RIVER

N 88-53-43 E
36.00'

BANK
N 77-26-54 E
107.00'

LARGE
PINE

TWIN
BIRCHES

PUMP
STATION

N 43-43-51 E
67.00'

STEEP

MAP 34 LOT 45
YEAGER
VOL. 2263 PG. 767

SEWER
20' EASEMENT
VOL. 1528 PG. 147

MAP 34 LOT 4'
D'ANJOU & MCKI.
VOL. 3319 PG. 3

MAP 34 LOT 46
0.82 AC.

N 00-55-37 E 169.00'

S 05-39-20 W
173.49'

HOUSE

HOUSE

GARAGE

N 80-34-23 W 174.87'

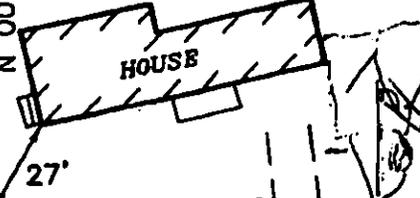
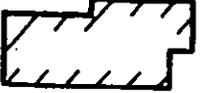
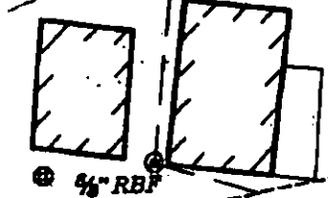
DEPOT

R.R. RAIL
FLUSH

STREET

State owned
land

MAP 34 LOT 49
WARREN & HAYES
VOL. 2730 PG. 638



Handwritten: 50 ft

Handwritten: Silver cover

Handwritten: My garden

Handwritten: Fairly

TOP

1/8" RBF

1/8" RBF

177.70'

27'

173.49'

1/4" IPP

Approved by the Long Range Capital
Planning and Utilization Committee
March 28, 2022

LRCP 22-010

STATE OF NEW HAMPSHIRE
INTER-DEPARTMENT COMMUNICATION

From: Shelley Winters *SW 03/08/22*
Administrator

Date: March 8, 2022

AT: Dept. of Transportation
Bureau of Rail and Transit

Thru: Stephen LaBonte 
Administrator, Bureau of Right-of-Way

Subject: State-owned Northern Railroad Corridor, Enfield
Proposed Sale of Railroad Property- Susan Brown (RSA 4:40, RSA
228:67)

To: Rep. John Graham, Chairman
Long Range Capital Planning and Utilization Committee

REQUESTED ACTION

The Department of Transportation, pursuant to the provisions of RSA 4:40 and RSA 228:67, requests authorization to sell an ancillary parcel of railroad property of approximately 0.10 acres on the state-owned Northern Railroad Corridor in the Town of Enfield to Susan Brown for \$1,500, plus a one-time administrative fee of \$1,100 of which the Department is in receipt of \$500.

EXPLANATION

Susan Brown is the owner of 15 Depot Street, Enfield, NH and contacted the Department regarding property that she has historically used as part of her driveway and her lawn that was found to be state-owned railroad property. As such, Ms. Brown has requested to purchase the subject parcel and incorporate it into her current lot.

Ms. Brown's requested 0.10-acre parcel is part of a total of 0.88 acres in the Enfield Depot Road area that was identified as being state-owned, but currently utilized by three abutting property owners: Ms. Brown, Mr. Angus Durocher, and the Town of Enfield. All three abutters have been contacted by the Department in order to address ownership issues with Ms. Brown's acquisition moving forward the quickest.

The subject parcel, and the entire 0.88 acres previously referenced, is a part of the former Enfield railroad station site and public access land the railroad provided to the community for utilizing railroad service; when the State acquired the Northern Railroad Corridor in 1997, it acquired this property as well, however abutters continued to use the property for access to their abutting properties and lawn area. The Town of Enfield declined interest in acquiring the subject parcel that Ms. Brown seeks to acquire and thus the Department is submitting this request for your review.

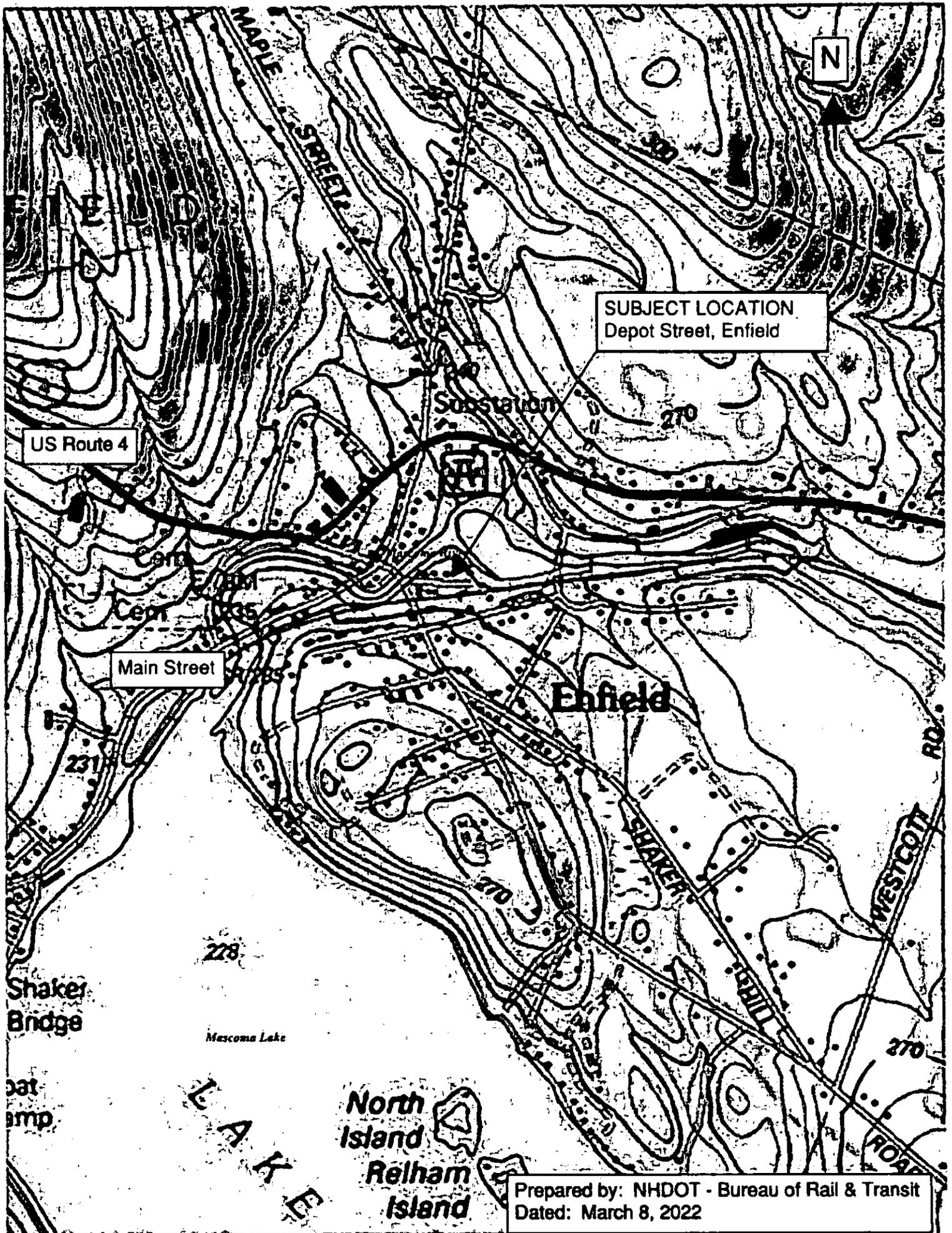
The sale of this ancillary parcel of property on the Northern Railroad Corridor will not interfere with current recreational use of this inactive railroad line and its disposition does not impact future railroad or transportation use of this corridor. The proposed dimensions of the triangular parcel are 174' +/- long by 49.8' +/- wide and it is located to the northside of the state-owned property adjacent to Depot Street.

A staff appraiser from the Department completed an opinion of value (attached) of the subject parcel with research including three other sales in the Enfield area. The appraiser determined the estimated value of the subject parcel effective as of December 29, 2021 to be \$ 1,500.

Authorization is requested to sell the parcel to Ms. Susan Brown, as outlined above.

Attachments

S:\Rail-Transit\RAIL\Property Management\Long Range\2022 Brown Memo.doc



US Route 4

SUBJECT LOCATION
Depot Street, Enfield

Substation

Main Street

Enfield

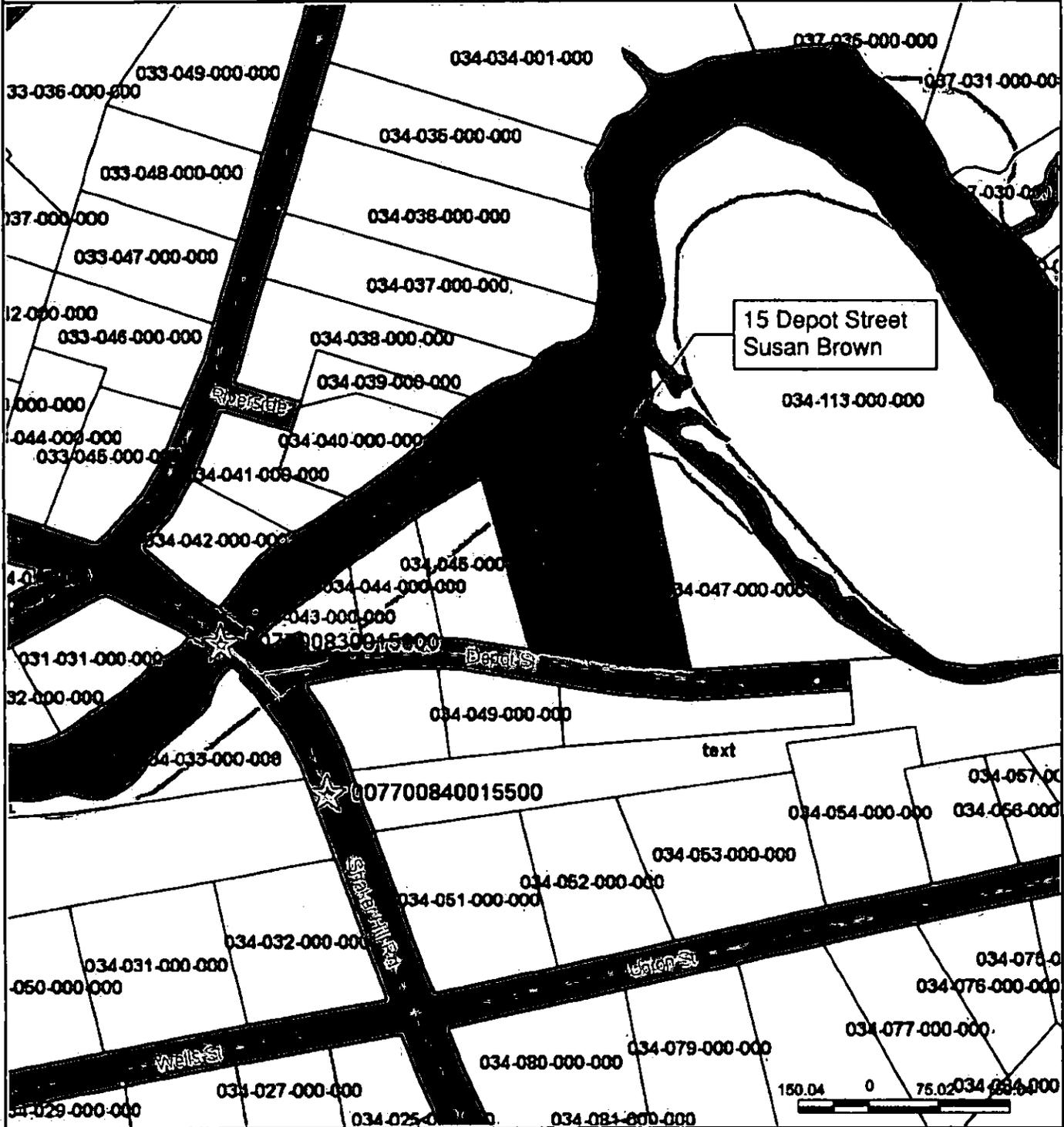
Shaker
Bridge

Mascoma Lake

Boat
Camp

North
Island
Relham
Island

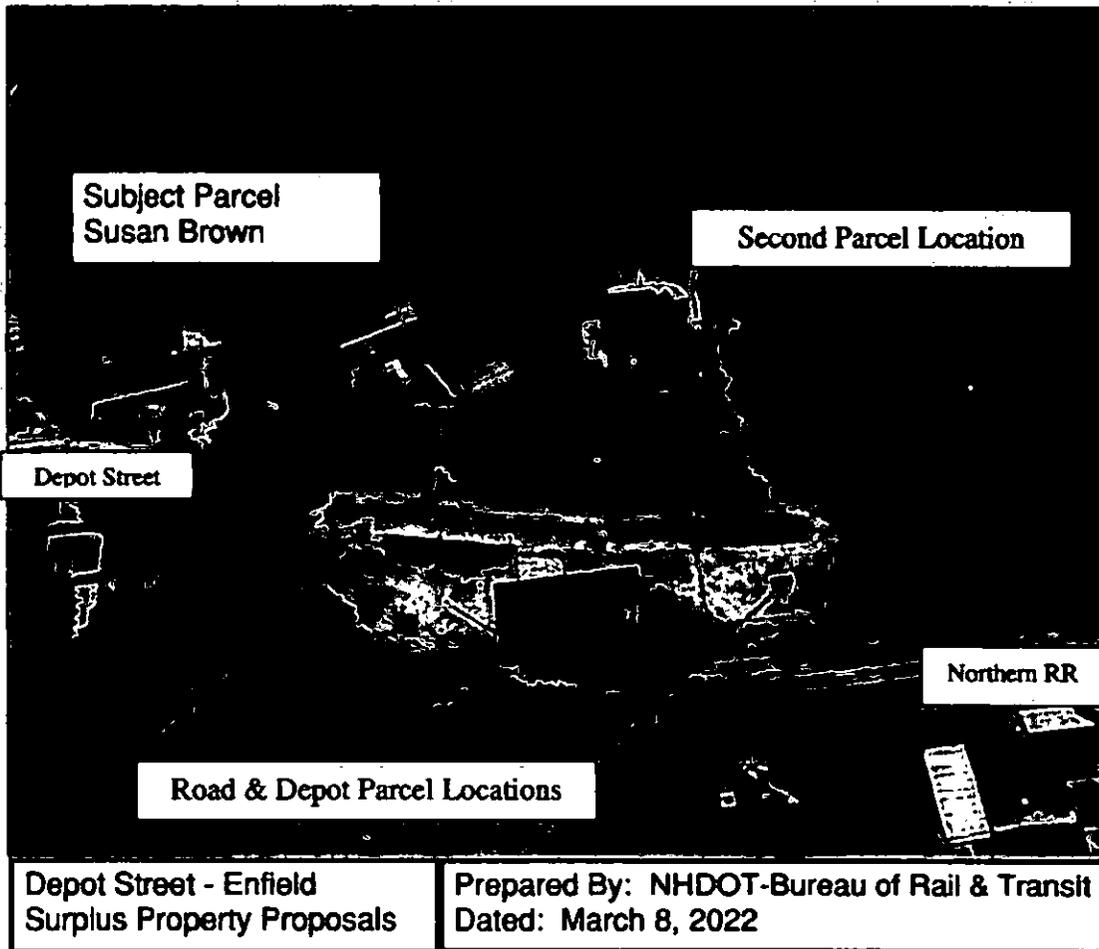
Prepared by: NHDOT - Bureau of Rail & Transit
Dated: March 8, 2022



This map was compiled using data believed to be accurate; however, a degree of error is inherent in all maps. This map was distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use. No attempt has been made in either the design or production of the maps to define the limits or jurisdiction of any federal, state, or local government. Detailed on-the-ground surveys and historical analyses of sites may differ from the maps.

Prepared by NHDOT
Bureau of Rail & Transit
Dated: March 8, 2022

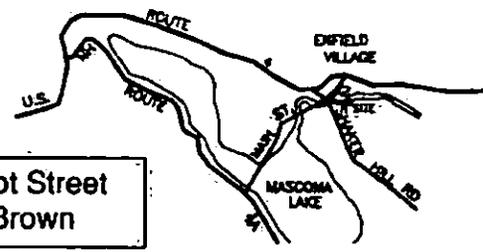
- 1) Aerial
Enfield, NH – Depot Street



N.



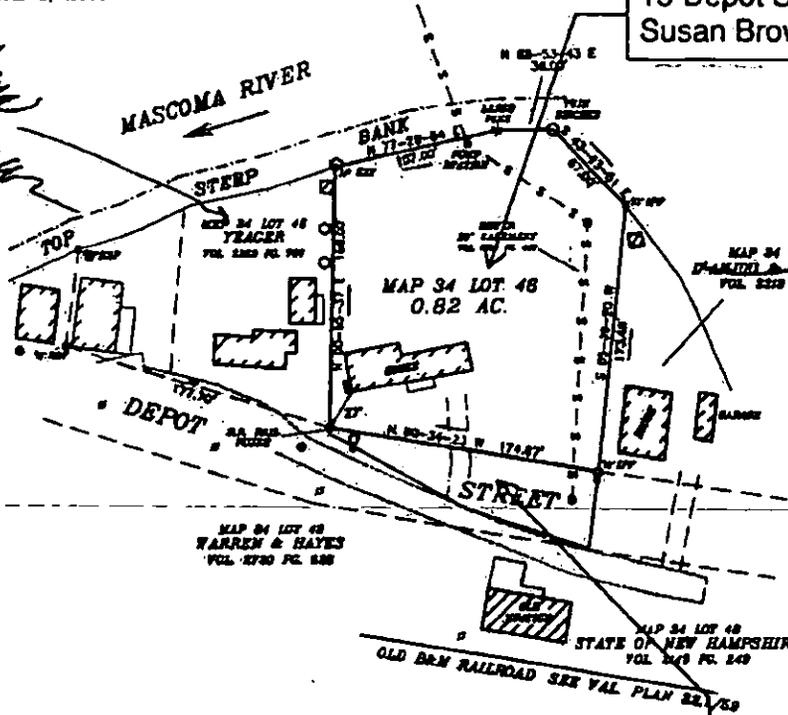
ALL BEARINGS ARE BASED
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MARCH 8, 2010



LOCATION MAP

15 Depot Street
Susan Brown

Ron Johnson



*-Now
Dredger*

"I certify that this survey plan is not a subdivision
purposed to divide lots and that the lines of streets and
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shown." (RSA 676:18)

Date Harry J. Burgess, LL.S. 6784

LEGEND	
●	IP SET/POUND
○*	TREES
◆	RAILROAD TIE
●	SEWER MANHOLE
○	HYDRANT
○	CATCH BASIN
○	UTILITY POLE
—	SEWER LINE
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PLAN REFERENCES
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 PLAN VOL 996 PAGE 81
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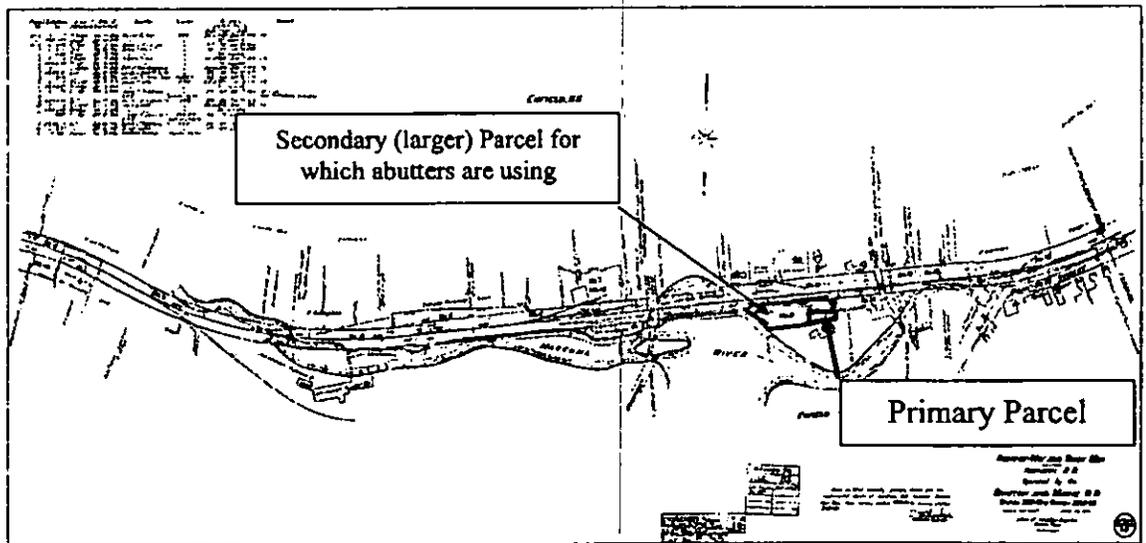
BOUNDARY SURVEY
 LAND OF
SUSAN E. S. BROWN
 VOL 3591 PAGE 159
ENFIELD, NEW HAMPSHIRE
 MAP 34 LOT 48

MARCH 2010
 HARRY J. BURGESS SURVEYOR/FORESTER
 192 HIBBARD ROAD, BATH, N.H.



Scale: 1 inch = 50 feet
REVISED APRIL 2010

- 2) Val Map 32.1NH/59
Boston & Maine RR - June 30, 1914
Northern RR - Enfield



Surplus Property Appraisal Report

Location/Address: 0.10±-acres of State-owned land at 18 Depot Street, Tax Map 34, Lot 48, Enfield, NH

Effective Date: December 28, 2021

Date of Report: December 29, 2021

Appraiser: Christopher L. Fonda

Contributory Value: \$1,500

About this Appraisal

The Client for this appraisal is the New Hampshire Department of Transportation (NHDOT). Intended users of this appraisal report include the client's agents and officials, and members of the Long Range Capital and Utilization Committee. The purpose of this appraisal is to develop a value estimate of the fee simple interest in the Subject's 0.10±-acres of unimproved property located at 18 Depot Street, Grafton County, Enfield, New Hampshire both before and after assemblage with its abutter at 15 Depot Street, Enfield, New Hampshire. The Subject property is identified on the Town of Enfield's Tax Map 34 as Lot 48 and is located on the Northern Railroad Corridor (rail trail). I have not prepared this appraisal report for any other use, nor do I intend any other users to be able to rely on it.

The abutter at 15 Depot Street maintains lawn and driveway segments that encroach on the State-owned Subject property. The Town Manager has indicated that due to the presence of utilities, the street and ambulance building, the municipality may consider acquiring the entire parcel and address the issues with the abutting property owners locally.

In this case, the Subject property does not have an independent highest and best use due to its size and shape¹. Per the New Hampshire department of Transportation, Right of Way Manual, I have therefore appraised the Subject's contributory value².

This appraisal has been based on a number of assumptions³ and conditions outlined at the end of this report. It has been based on the hypothetical condition⁴ that the Subject property's 0.10±-acres has been assembled with its abutter at 15 Depot Street in the "As-Assembled" scenario. It is also based on the hypothetical condition that the abutting property is being appraised as vacant. The extraordinary assumptions and hypothetical conditions used might have affected the results of this appraisal.

¹ The relevant portion of the Right of Way Manual reads, "remnant parcels that, because of size, shape or access, do not have an independent value will be appraised as to their contributory value to abutting parcels."

² Contributory Value is "1. A type of value that reflects the amount a property or component of a property contributes to the value of another asset or to the property as a whole. 2. The change in the value of a property as a whole, whether positive or negative, resulting from the addition or deletion of a property component. Also called *deprival value* in some countries." – The Dictionary of Real Estate Appraisal, 6th edition, the Appraisal Institute.

³ Extraordinary Assumption is "The Uniform Standards of Professional Appraisal Practice (USPAP) defines an extraordinary assumption as: "An assumption, directly related to a specific assignment, as of the effective date of the appraisal results, which, if found to be false, could alter the appraiser's opinions or conclusions." Uniform Standard of Professional Appraisal Practice (USPAP).

⁴ Hypothetical Condition is "A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis" Uniform Standard of Professional Appraisal Practice (USPAP).

About the Subject

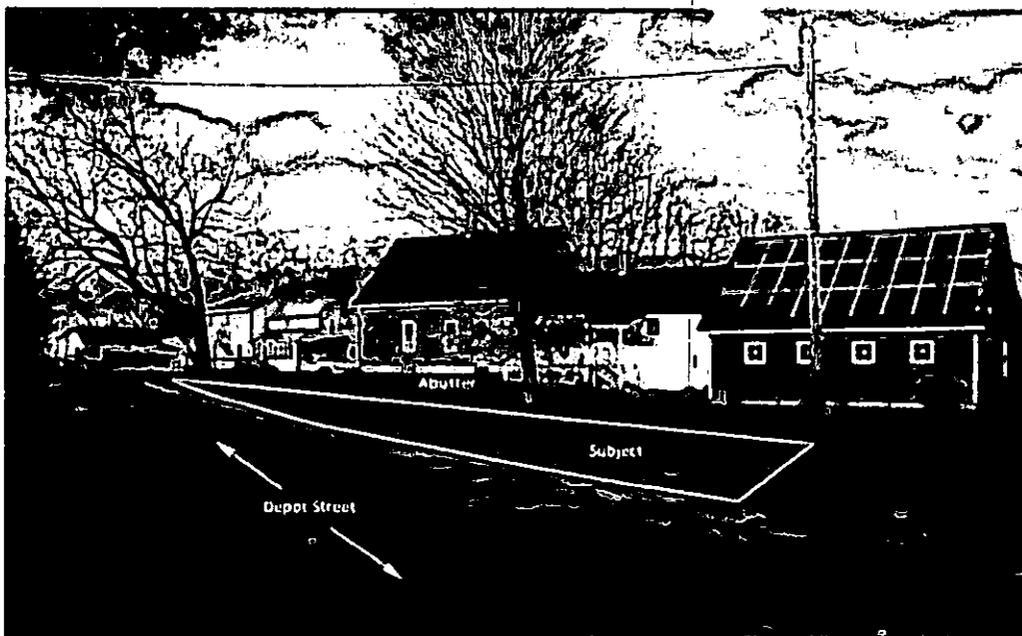
The Subject parcel is Lot 48 on the Town of Enfield Tax Map 34 and is located at 18 Depot Street in Enfield, Grafton County, New Hampshire. It is located on the northern side of Depot Street and is a portion of the larger state-owned parcel at 18 Depot Street. The Subject consists of approximately 0.10±-acres (4,356± square feet) of vacant land and has approximately 173± linear feet of road frontage on the north side of Depot Street.

The Subject is directly south of its abutter at 15 Depot Street (Town of Enfield Tax Map 34, Lot 46) and is located in the Community Business Zoning District (CB). Access to the abutter is through the Subject parcel. The Subject lot does not meet the lot size requirements for a building lot in this zoning district. The parcel has public water, sewer and electricity at roadside.

I inspected the properties on November 23, 2021 and again on December 28, 2021. An exterior inspection of the Subject's surplus 0.10±-acres and abutting parcels 0.90±-acres was performed.

The buyer is responsible for a survey of the property at their cost and is responsible for paying an \$1,100 Administrative Fee in addition to the price of the property. The NHDOT is not responsible for potential contaminated soils at the Subject site.

Subject and Abutting Parcel



Subject Property Owner of Record

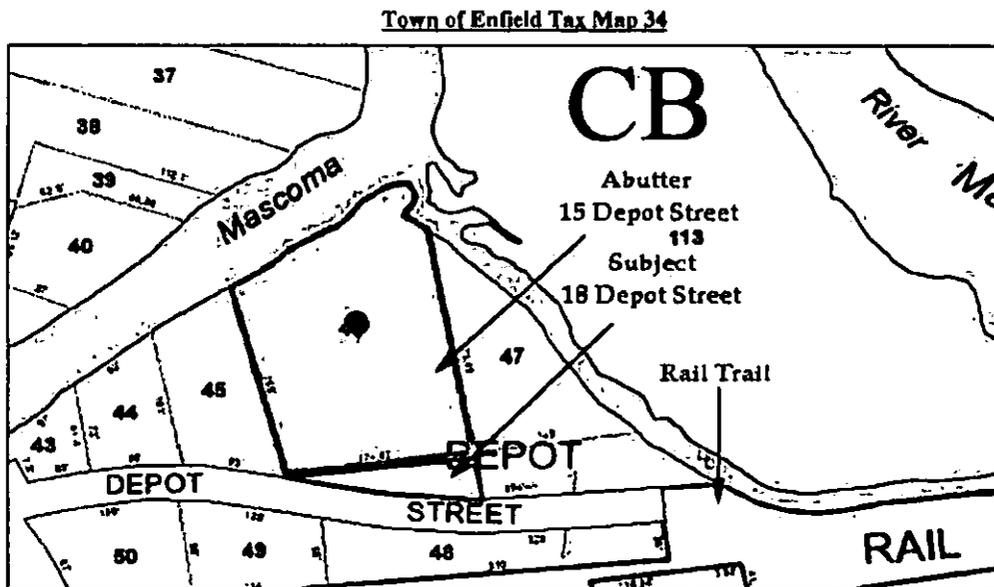
The owner of record is the New Hampshire Department of Transportation. It was acquired by the New Hampshire Department of Transportation from the Northern Railroad on July 5, 1995, (Grafton County Registry of Deeds, Book 2149; Page 249). The requirement of deed stamps and the declaration of consideration do not apply to this transaction, pursuant to RSA 78-B:2 and RSA 78-B:10, III.

Abutting Property

15 Depot Street: The property abutting the Subject to the north is identified as 15 Depot Street (Town of Enfield Tax Map 34, Lot 46); it consists of 0.90±-acres (39,204±-square feet) of land in the Community Business Zoning District. Access to the abutter is through the Subject property and has existed as so presumably for decades.

The abutter at 15 Depot Street is improved with a 2,142-square foot, 3-bedroom, 2-bathroom single family residence built in 1851. The abutting parcel is roughly rectangular in shape with 0.90±-acres (39,204±-square feet) of area. As assembled, the abutting property will contain 1.00±-acre with approximately 173±-feet of road frontage on Depot Street. The abutter does not currently have road frontage on Depot Street and backs to the Mascoma River.

There is no daily traffic count on Depot Street; the closest average daily traffic volume is on nearby Shaker Hill Road approximately 500-feet northwest the Subject at 2,570 vehicles per day (2020).

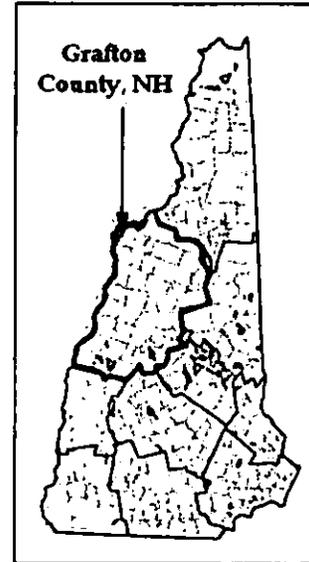


Abutter Owner of Record

The owner of record is Susan E.S. Brown, Trustee of the Susan E.S. Brown Living Trust. It was acquired by the Susan E.S. Brown Living Trust from Mieczyslaw Staszkiwicz on March 10, 2009 for \$170,000, (Grafton County Registry of Deeds Book 3591, Page 158).

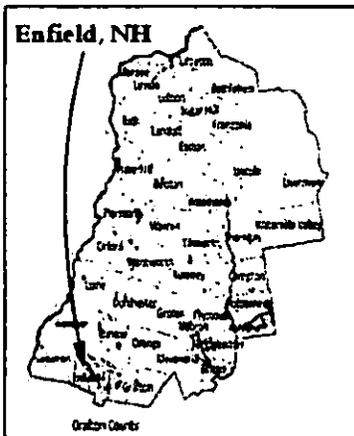
Neighborhood

The Town of Enfield is located in Grafton County, New Hampshire approximately 73 miles northwest of Manchester, NH and 123 miles northwest of Boston, MA. The population as of 2019 was 4,531 residents with Grafton County having a total of 89,886 residents. Enfield consists of 40.3-square miles of land area and 2.9-square miles of inland water and has a population density of 112.4 persons per square mile. The area is served by US Route 4, State Routes 4A and 10 and Interstate 93. The nearest public use airport is approximately 12 miles west of Enfield in Lebanon, NH. The Manchester-Boston Regional Airport is located approximately 79 miles southeast of Enfield. The area is not served by railroad; public transportation is provided by Advance Transit.



According to the January 2021 report from the Economic & Labor Market Information Bureau, 16.1% of Enfield residents work within the community, 75.7% commute to another NH community and 8.2% commute out-of-state.

The town of Enfield is served by Eversource Energy, NH Electric Coop and Liberty Utilities for its electricity needs. It is served by private propane companies for its gas needs; there is no natural gas service. There is a municipal solid waste disposal facility and recycling program. The town of Enfield is served by municipal water and sewer utilities within the Town center while outlying areas require on-site wells and septic systems. Consolidated Communications provides telephone, cellular, television and Internet access.



The Mascoma Valley Regional School District (SAU 62) operates Canaan Elementary School, Enfield Village School, Indian River School and Mascoma Valley Regional High School. The area is served by River Valley Community College, Dartmouth University and Colby-Sawyer College.

Properties within the Subject's neighborhood include George's Deli and 56 Main Street Bar & Grill. The NHDOT Transportation Data Management System shows a traffic count on nearby Shaker Hill Road, approximately 250-feet northwest the Subject, is 2,570 vehicles per day (2020).

There are 2,725 total housing units in Enfield, 1,933 single-family units, 418 two-to-four unit structures, 268 five-or-more unit structures and 106 mobile homes and other housing units.

Largest Employers in Enfield, NH

Business	Product/Service Sector	Employees
Mascoma School District	Education	47
Shaker Valley Auto	Auto Dealership	40
Keene Medical Supply	Medical/Healthcare	40
Town of Enfield	Government	30
Defiance Electric	Electrician	30
Jake's Market & Deli	Restaurant	25

Neighborhood Information

Neighborhood	Good	Avg.	Fair	Poor
Employment Stability		X		
Convenience to Employment		X		
Convenience to Shopping		X		
Convenience to Schools		X		
Public Transportation			X	
Recreational Facilities		X		
Adequacy of Utilities		X		
Property Compatibility			X	
Protection from Detrimental Conditions		X		
Police and Fire Protection		X		
General Appearance of Properties		X		
Appeal to Market		X		

Location	Urban	X Suburban	Rural
Built-Up	Fully Dev.	Over 75%	X 25% - 75% Under 25%
Growth Rate		Rapid	Steady X Slow
Property Values	X	Increasing	Stable Declining
Supply/Demand	X	Shortage	In Balance Over Supply
Marketing Time	X	Under 3 mo.	4-6 mo. Over 6 mo.
Change in Present Land Use	X	Not Likely	Likely Taking Place
Predominant Occupancy	X	Owner	Tenant

Access and Easements

A search of the Grafton County Registry of Deeds found no easements or encroachments for the abutter at 15 Depot Street.

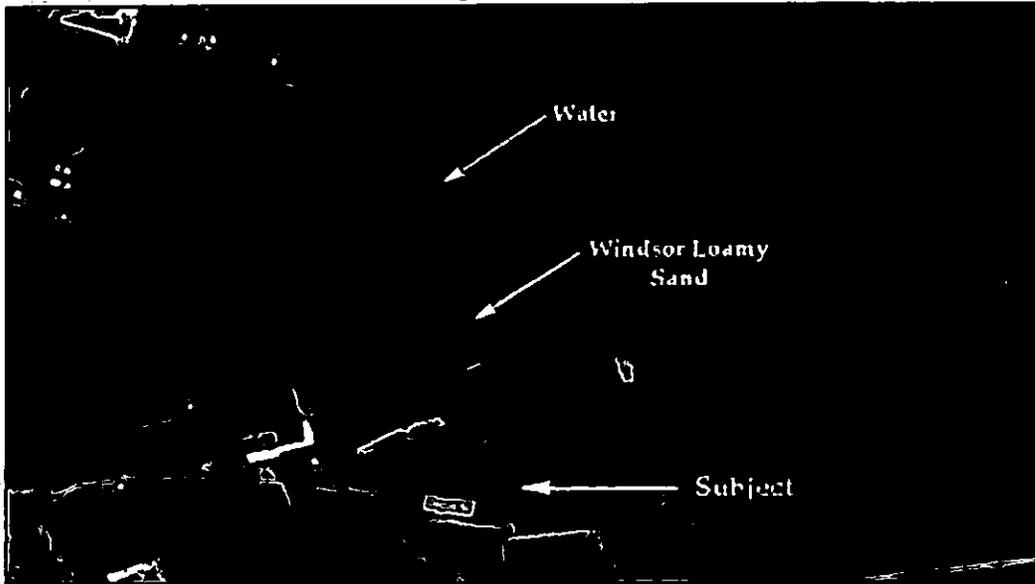
Access to the abutter at 15 Depot Street is through the Subject parcel at 18 Depot Street.

Soils

The abutter soil composition is made up of approximately 92% Windsor Loamy Sand and 8% water. Windsor Loamy Sand consists primarily of sand, loam and decomposed material at 3-8% slopes. Water is present in the northern portion of the lot nearest the Mascoma River. The abutter's soil is considered Statewide Farmland of Importance, (*United States Department of Agriculture, Web Soil Survey, 2020*).

Soils on the Subject property are 100% Windsor Loamy Sand; the topography is level with grass and pavement.

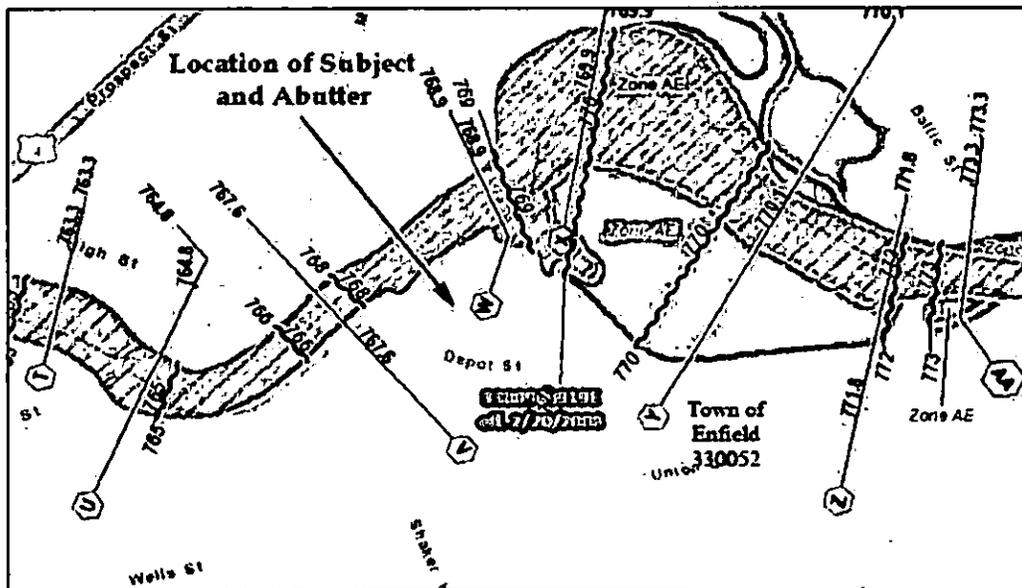
Soils Map



FEMA Flood Zone

According to FEMA, the northern property line of the abutting parcel located at 15 Depot Street borders on Zone AE (along the Mascoma River). The abutting parcel is situated in Zone X, or an Area of Minimal Flood Hazard, (FEMA Map #33009C0919E, February 20, 2008).

FEMA Flood Zone Map #33009C0919E



Town of Enfield Property Valuations and Assessor Data

The 2020 Property Tax Rate in the Town of Enfield was set at \$25.45 per thousand dollars of property valuation, an increase of 1.60% from 2019. The Median Assessment Ratio for 2020 was 87.5 (*New Hampshire Department of Revenue Administration*).

Assessment for *ad valorem taxation* is based on broad techniques and may not be an accurate reflection of market value as defined in this report. The State of New Hampshire is exempt from taxes when the property is vacant.

Abutter Assessment

VALUATION YEAR	IMPROVEMENTS	LAND	FEATURES	TOTAL ASSESSMENT
2020	\$222,800	\$111,300	\$4,400	\$338,500

	<u>Tax Rates</u>		<u>Assessed Values</u>
2020 Total Tax Rate:	\$25.45	Land Value	\$111,300
2020 Equalization Rate:	87.5%	Imp. Value	\$222,800
		Features Value	\$4,400
		Total Value	\$338,500
		Equalization Rate	+0.875
		Implied Market Value	\$386,857

Zoning

Town of Enfield Zoning Ordinance, Section 401.4, Community Business District (March 10, 2020):

In the Community Business District land may be used and buildings may be erected or altered for the following purposes only and subject to the following regulations and limitations:

Approved Uses:

- A. One-family, two-family dwellings, accessory dwelling units and manufactured homes on individual lots.
- B. Cemeteries, churches and places of formal worship.
- C. Home occupations subject to the provisions of Section 404.
- D. The growing of grain, fodder, fruits, vegetables and ornamental plants.
- E. Produce stands for the sale of fruits, vegetables and ornamental plants whether or not grown on the premises.
- F. Fairs run or sponsored only by local church, school, fraternal, youth or other civic organizations.
- G. Private yard sales and auctions.
- H. Professional or business offices.
- I. Non-commercial outdoor recreational activities such as hunting, fishing, hiking, cross-country skiing and snowmobiling.
- J. Retail stores, shopping centers and service establishments, including banks, restaurants, and auto service stations.
- K. Public and private schools.

- L. Public buildings, utility stations and other essential service facilities.
- M. Motels, Marinas.
- N. Minimum lot size shall be one (1) acre for buildings with on-lot water and sewer supply but may be a minimum of one-half acre lot size where community or municipal water and sewer are used.
- O. Growth and harvesting of forest products is permitted. This includes the clearing of land for a dwelling or bona fide agriculture, wildlife management and silviculture purposes and other uses permitted in the District and by special exception. (See Section 403).
- P. No structure shall be located nearer than thirty (30) feet from any lot line contiguous to the street or twenty (20) feet from any other lot boundary, or shall be higher than 35 feet.
- Q. No structure shall be placed, located, or constructed within fifty feet from the seasonal high water line of any river, stream, wetland, lake, or public pond, and no dock may be located nearer than 25 feet from a side lot line. Dry hydrants, culverts and bridges may be permitted by Planning Board and with State permits as required.
- R. In the Community Business District parking areas will as a minimum conform to Section 409.
- S. Site Plan approval by the Planning Board must be obtained for any commercial or business use, alteration or conversion to another business use.
- T. Educational facilities and museums.
- U. Bus stop shelters.
- V. Within the downtown area, defined as those properties abutting Main Street and Blacksmith Alley and between High and Oak Grove Streets, lot size, development and the placement of non-residential and mixed-use structures are exempted from dimensional (with the exception of building height), and parking requirements. The use of all floors of all structures directly accessible to grade, except areas used to access upper floors, shall be non-residential, except by special exception. Parking may be leased or owned, on or off site. Planning Board site plan is not exempted.

Zoning Summary:

Lot Size Requirements

Without Municipal Sewer/Water	1.0 acre
With Municipal Sewer/Water	0.5 acre

Principal Building Setbacks from Lot Lines

Front Setback	30 feet (min)
Side Setback	0 feet or 20 feet (min)
Rear Setback	20 feet (min)

Accessory Building Setback from Lot Lines

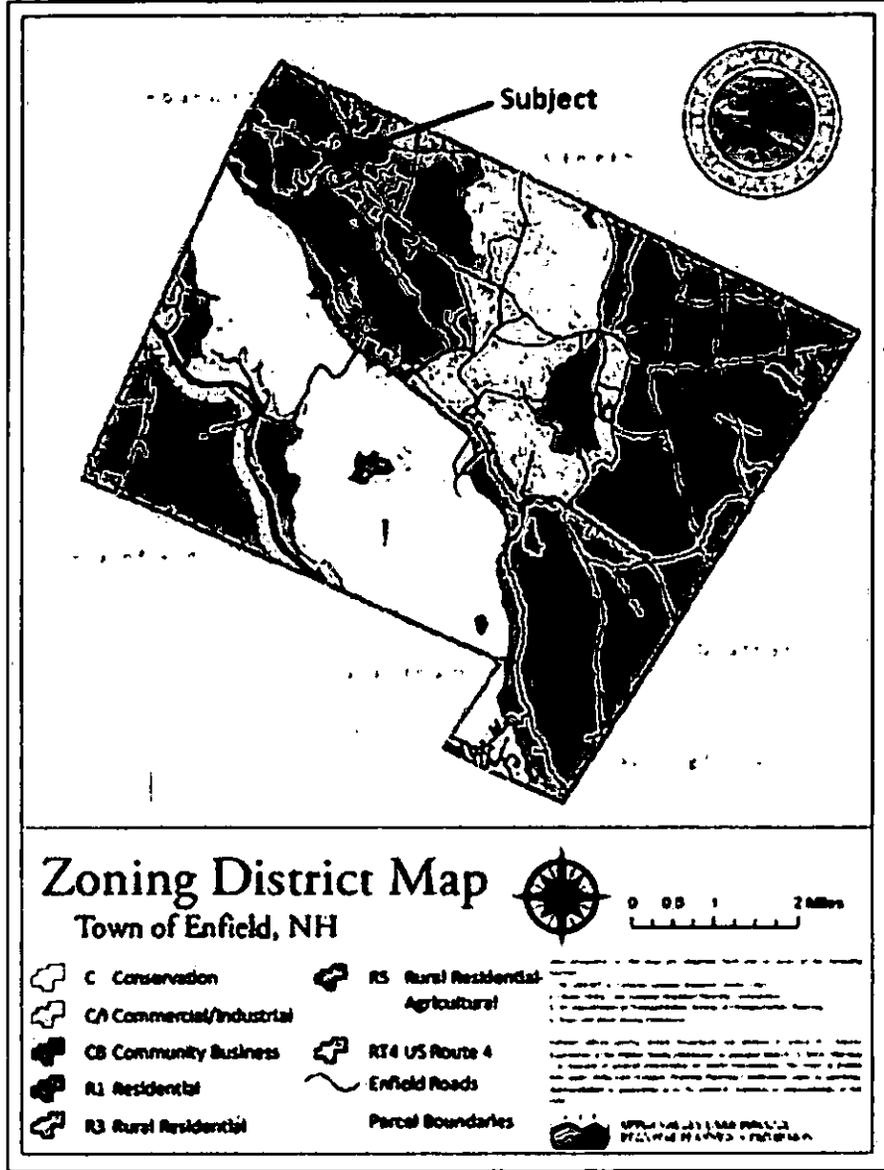
Front Setback	35 feet (min)
Side and Rear Setback	20 feet (min)

Distance Between Buildings

Between Principal Buildings	0 feet or 30 feet (min)
Between All Other Buildings	20 feet (min)

There is no minimum road frontage requirement in the Community Business Zoning District.

Town of Enfield Zoning Map (Amended March 12, 2019)



Zoning Conclusion: The abutting property in the As-Is scenario has 0.90± acres and therefore conforms to the 0.5-acre minimum dimensional requirement for lots with municipal sewer and water as set forth in the Town of Enfield Zoning Ordinance for the Community Business Zoning District. The abutting lot is a pre-existing, conforming lot of record.

Residential Sales in Enfield, NH

Year	Number of Sales	Avg. Sales Price	Percent Change	Median Sales Price	Percent Change	Average DOM
2017	49	\$284,720	n/a	\$227,000	n/a	117
2018	69	\$273,421	- 4%	\$264,500	+ 17%	98
2019	63	\$289,776	+ 6%	\$253,000	- 4%	89
2020	75	\$323,261	+ 12%	\$273,200	+ 8%	75
2021	65	\$388,897	+ 20%	\$335,700	+ 22%	30

New England Commercial Property Exchange and New England Real Estate Network

There was insufficient data from the town of Enfield's residential land sales alone to extract a reliable market adjustment from. Therefore, data from improved land sales was used in determining market appreciation.

Data within the above table is interpreted that the average sales price of improved residential properties in Enfield, NH between 2017 and 2021 increased by approximately 45% or 0.75% monthly. A market adjustment of 9.00% annually, or 0.75% monthly was used for market appreciation. This rate is well-supported by the data in the above table over the same extended period.

About the Valuation

Scope of Work

The scope of the appraisal is the process of collecting, verifying and reporting data. The collection process begins with researching information on the Subject property such as deeds, assessment records, current zoning and permitted uses, etc. Information concerning the neighborhood and market area was collected.

My investigations and research included an exterior inspection and photographs of the 0.10±-acre (Tax Map 34, Lot 48) Subject parcel and the abutting 0.90±-acre parcel of land (Tax Map 34, Lot 46) on December 28, 2021. I examined town and county property records including assessment data and taxes, zoning regulations, USDA Web Soil Survey data, FEMA flood zone data and reviewed available plans and deeds. I consulted with the Town of Enfield's Assessing Department and Town Clerk/Tax Collector and formed an opinion of the site's highest and best use based on legal, physical, and neighborhood land use characteristics.

I compiled comparable sales data¹, verified and analyzed the data, estimated the value of the Subject, and prepared this appraisal report to summarize and convey my findings, the market data, and the analyses used. I prepared this appraisal report in compliance with USPAP Standards Rule #2-2(a) governing appraisal reports.

COVID-19

As of the date of this report, the novel coronavirus 2019 (COVID 19) pandemic was at 21-months. The effects on unemployment due to the pandemic were substantial, with most States issuing stay-at-home orders and many businesses closing down. Although data shows the most significant impacts of the pandemic in New Hampshire occurring between April and July of 2020, unemployment rates as of the date of this report are still above historic averages in many parts of the State, although improving. On March 6, 2021 the US Senate passes a \$1.9 trillion stimulus bill which makes stimulus checks, unemployment insurance, tax credits, rental

¹ Property data was collected and compiled from several sources, including the town of Enfield, and surrounding towns, Grafton County Registry of Deeds, New England Commercial Property Exchange (MLS), and local real estate professionals.

assistance, a restaurant revitalization fund and energy assistance available to qualified Americans. Most states are offering walk-in vaccines for all age groups.

Data and Analysis

Highest and Best Use of Subject Property "As-Is":

The Subject property consists of 0.10±-acres in the Community Business Zoning District (CB). The highest & best use of the Subject parcel is "that reasonable and probable use that supports the highest present value as of the effective date of the appraisal". The tests that are utilized to develop a highest and best use conclusion are, (1) Physically possible, (2) Legally permissible, (3) Economically feasible and (4) Maximally productive.

The Subject lot is not legally permissible due to its size of 0.10±-acre in a minimum 0.5-acre zone. It is vacant and level with driveway access to abutting 15 Depot Street running through it. The lot is located on dead-end Depot Street. The Subject parcel is most likely unbuildable and does not meet setback requirements due to its size; it is not a conforming lot. The Highest and Best Use would be assemblage with its residential abutter.

Highest and Best Use "As-Assembled":

The abutting property as-assembled at 15 Depot Street consists of 1.00±-acre in the Community Business Zoning District. Of the uses that are legally permissible, physically possible, financially feasible and maximally productive, the highest & best use as-assembled and as improved would be its current use as a single family residence in the Community Business Zoning District.

The Highest & Best use after assemblage as-if vacant land would be its current use as a residential property located on dead-end Depot Street in the Commercial Business Zoning District. After assemblage, the lot would consist of 1.00±/- acres and would be a conforming lot that meets setback requirements.

Abutter

There is one abutter to the Subject property (see map on Page 3):

- (1) **Map 34, Lot 46** (15 Depot Street) is located to the north of the Subject property. It is owned by Brown Living Trust and is improved with a 2,142 square foot single-family dwelling and contains approximately 0.90±-acres. The addition of the Subject would give it enough land to make it conforming to Town requirements. With the addition of the Subject this parcel would contain approximately 1.00±-acre, which does make it a legal, buildable lot as if vacant. As improved, the abutter is a conforming lot.

Land Valuation & Potential Approaches to Value

I performed an extensive search for Residential or similarly zoned vacant lot sales in Enfield and Grafton County. The Cost Approach, Sales Comparison Approach and the Income Approach were given consideration for this assignment. Of the three methods of valuation, I have relied on the sales comparison approach exclusively. The other methods of valuation would not produce as reliable results given the nature of the Subject, the nature of this assignment, or the market data available.

The Sales Comparison Approach has been used to estimate the current market value of the 0.90±-acre parcel, as if vacant land, located at 15 Depot Street in Enfield, NH. This approach is based on comparing similarly vacant parcels that have sold to arrive at a value indication.

Land Sales Analysis

The three comparable properties shown in the following grid were the most comparable sales known to me. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the Subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the Subject site, a negative (-) adjustment is made, thus reducing the indicated value for the Subject; if a significant item in the comparable property is inferior to, or less favorable than, the Subject site, a positive (+) adjustment is made, thus increasing the indicated value for the Subject. The analysis is based on a whole-to-whole basis.

Sales Grid "As-Is"

Item	Abutter	Comparable Sale 1		Comparable Sale 2		Comparable Sale 3	
Location	15 Depot Street	17 Chosen Vale Lane		15 Pillsbury Street		47 Chosen Vale Lane	
Town/City	Enfield, NH	Enfield, NH		Enfield, NH		Enfield, NH	
Map / Lot	34/46	10A / 17		34 / 86		10A / 42	
Grantor	Mieczyslaw Staszkiwicz	Andrea F. Day		David A. Hall		Francine & Shaun Heelan	
Grantee	Susan E. Brown	Kelleher Construction Inc.		William A. & Anita L. Warren		Jason & Meredith Burgeron	
Recorded Book/Page	3591/158	4639 / 388		4577 / 481		4558 / 759	
Sales Price			\$ 70,000		\$ 60,000		\$ 65,000
Property Rights Conveyed	Fee Simple	Fee Simple	0	Fee Simple	0	Fee Simple	0
Financing		Cash	0	Cash	0	Cash	0
Buyer/Seller Motivation		Arm's Length	0	Arm's Length	0	Arm's Length	0
Date of Sale/Time Adj. %	(Eff Date 12/28/21)	6/8/2021	5.03%	11/16/2020	10.28%	9/23/2020	11.40%
Time Adjustment \$		6.7 mo.	\$ 3,521	13.7 mo.	\$ 6,168	15.2 mo.	\$ 7,410
ADJ. PRICE			\$ 73,521		\$ 66,168		\$ 72,410
Data Source(s)	Inspection, Registry of Deeds, State N	Registry of Deeds, NHDOT, Assessor		Registry of Deeds, NHDOT, Assessor		Registry of Deed, NHDOT, Assessor	
ADJUSTMENTS	DESCRIPTION	DESCRIPTION	ADJUSTMENTS	DESCRIPTION	ADJUSTMENTS	DESCRIPTION	ADJUSTMENTS
Size (SF)	39,204	4,356	\$ 12,000	7,231	\$ 11,000	4,792	\$ 12,000
Location	Dead-End/Village	Lake Rights	\$ (10,000)	Village	\$ -	Lake Rights	\$ (10,000)
Zoning	Community Business	R1	\$ -	R1	\$ -	R1	\$ -
Utilities	Municipal Water & Sewer	Municipal	\$ -	Municipal	\$ -	Municipal	\$ -
Access	Right of Way	Deeded	\$ (5,000)	Deeded	\$ (5,000)	Deeded	\$ (5,000)
Topography	Level/Clear	Similar	\$ -	Similar	\$ -	Similar	\$ -
Net Total Adjustment			\$ (3,000)		\$ 6,000		\$ (3,000)
INDICATED VALUE			\$ 70,521		\$ 72,168		\$ 69,410

Explanation of Adjustments

Expenditures After the Sale: According to selling broker James Kelleher, Sale 1 was a straight forward sale with no special expenditures, therefore no adjustments were necessary. Sale 2 was an arm's-length sale according to selling agent, William Warren, no adjustment was necessary. Sale 3 was a normal, arm's-length sale with no expenditures according to the Town of Enfield's Assessor's Office, therefore no adjustments were necessary.

Date / Time Adjustment: The sales presented occurred between September 2020 and June 2021. The average sales price of residential property in Enfield, NH between 2017 and 2021 increased by approximately 45.0% or 9.00% annually, (*New England Commercial Property Exchange and New England Real Estate Network*). A market adjustment of 9.00% annually, or 0.75% monthly was used for market appreciation.

The following adjustments were made for the Date/Time Adjustment:

Sale 1: 5.03% = +\$3,521
Sale 2: 10.28% = +\$6,168
Sale 3: 11.40% = +\$7,410

Lot Size: A comparison of three similar sold vacant residential lots in Enfield yielded a square foot value of \$0.34 per square foot: An average of \$0.34 per square foot was used for lot size adjustment.

<u>Address</u>	<u>Lot Size</u>	<u>Date Closed</u>	<u>Sales Price</u>	<u>Price per Square Foot</u>
Hart Lane	1.29 acres	8/12/2021	\$20,000	\$0.36 per square foot
Fitzgerald Dr.	2.80 acres	10/22/2020	\$38,000	\$0.31 per square foot
Route 4A	1.26 acres	8/12/2021	\$20,000	<u>\$0.36 per square foot</u>
				\$0.34 per square foot

Sale 1 was adjusted upwards \$12,000 (\$11,848 rounded); Sale 2 was adjusted upwards by \$11,000 (\$10,871 rounded); Sale 3 was upwards \$12,000 (\$11,701 rounded).

Location: Sale 1 is located in the Mascoma Lake neighborhood and has lake rights, an adjustment of -\$10,000 was made for its superior location and lake rights. Sale 2 is located in the Village area similar to the subject property, therefore no adjustments were necessary. Sale 3 is located in the Mascoma Lake neighborhood and has lake rights, an adjustment of -\$10,000 was made for its superior location and lake rights.

Zoning: Zoning is effectively similar between the abutter and sales, no adjustments were necessary.

Utilities: The Subject has water and sewer available at the street. All 3 Sales have municipal water and sewer available and therefore no adjustment was necessary.

Access/Road Frontage: Access to the abutter is through the Subject parcel. A -\$5,000 adjustment was made to all three Sales for their deeded access.

Topography: All three Sales are located on cleared, level land. No adjustments were necessary.

Reconciliation and Conclusion for Abutting Site – “As Is”

The adjusted sales indicate a range from \$69,410 to \$72,168 with a mean of \$70,700 and a median of \$70,521. The abutting site warrants a value opinion between these indicators. Each of the sales provides a meaningful indication of value for the abutting site after adjustments. Equal emphasis has been given to all three sales, resulting in a value conclusion for the abutter of **\$69,500**.

Based on the foregoing, I estimate the market value of the abutting site “As Is” as of December 28, 2021 to be **\$69,500**.

Sales Grid "As-Assembled"

Item	Subject	Comparable Sale 1		Comparable Sale 2		Comparable Sale 3	
Location	15 Depot Street	17 Chasen Vale Lane		15 Pillsbury Street		47 Chasen Vale Lane	
Town/City	Enfield, NH	Enfield, NH		Enfield, NH		Enfield, NH	
Map / Lot	34/46	10A / 17		34 / 86		10A / 42	
Grantor	Mieczyslaw Staszkiwicz	Andrea F. Day		David A. Hall		Francine & Shann Heelan	
Grantee	Susan E. Brown	Kelleher Construction Inc.		William A. & Anita L. Warren		Jason & Meredith Burgeron	
Recorded Book/Page	3591/158	4639 / 388		4577 / 481		4558 / 759	
Sales Price			\$ 70,000		\$ 60,000		\$ 65,000
Property Rights Conveyed	Fee Simple	Fee Simple	0	Fee Simple	0	Fee Simple	0
Financing		Cash	0	Cash	0	Cash	0
Buyer/Seller Motivation		Arm's Length	0	Arm's Length	0	Arm's Length	0
Date of Sale/Time Adj. %	(Eff Date 12/28/21)	6/8/2021	5.03%	11/16/2020	10.28%	9/23/2020	11.40%
Time Adjustment \$		6.7 mo.	\$ 3,521	13.7 mo.	\$ 6,168	15.2 mo.	\$ 7,410
ADJ. PRICE			\$ 73,521		\$ 66,168		\$ 72,410
Data Source(s)	Inspection, Registry of Deeds, State N	Registry of Deeds, NHDOT, Assessor		Registry of Deeds, NHDOT, Assessor		Registry of Deed, NHDOT, Assessor	
ADJUSTMENTS	DESCRIPTION	DESCRIPTION	ADJUSTMENTS	DESCRIPTION	ADJUSTMENTS	DESCRIPTION	ADJUSTMENTS
Size (SF)	43,560	4,356	\$ 13,500	7,231	\$ 12,500	4,792	\$ 13,000
Location	Dead-End/Village	Lake Rights	\$ (10,000)	Village	\$ -	Lake Rights	\$ (10,000)
Zoning	Community Business	RI	\$ -	RI	\$ -	RI	\$ -
Utilities	Municipal Water & Sewer	Municipal	\$ -	Municipal	\$ -	Municipal	\$ -
Access	Right of Way	Deeded	\$ (5,000)	Deeded	\$ (5,000)	Deeded	\$ (5,000)
Topography	Level/Clear	Similar	\$ -	Similar	\$ -	Similar	\$ -
Net Total Adjustment			\$ (1,500)		\$ 7,500		\$ (2,000)
INDICATED VALUE			\$ 72,021		\$ 73,668		\$ 70,410

Explanation of Adjustments

Expenditures After the Sale: According to selling broker James Kelleher, Sale 1 was a straight forward sale with no special expenditures, therefore no adjustments were necessary. Sale 2 was an arm's-length sale according to selling agent, William Warren, no adjustment was necessary. Sale 3 was a normal, arm's-length sale with no expenditures according to the Town of Enfield's Assessor's Office, therefore no adjustments were necessary.

Date / Time Adjustment: The sales presented occurred between September 2020 and June 2021. The average sales price of residential property in Enfield, NH between 2017 and 2021 increased by approximately 45.0% or 9.00% annually, (*New England Commercial Property Exchange and New England Real Estate Network*). A market adjustment of 9.00% annually, or 0.75% monthly, rounded to 0.55% was used for market appreciation.

The following adjustments were made for the Date/Time Adjustment:

Sale 1: 5.03% = +\$3,521
Sale 2: 10.28% = +\$6,168
Sale 3: 11.40% = +\$7,410

Lot Size: A comparison of three similar sold vacant residential lots in Enfield yielded a square foot value of \$0.34 per square foot: An average of \$0.34 per square foot was used for lot size adjustment.

<u>Address</u>	<u>Lot Size</u>	<u>Date Closed</u>	<u>Sales Price</u>	<u>Price per Square Foot</u>
Hart Lane	1.29 acres	8/12/2021	\$20,000	\$0.36 per square foot
Fitzgerald Dr.	2.80 acres	10/22/2020	\$38,000	\$0.31 per square foot
Route 4A	1.26 acres	8/12/2021	\$20,000	<u>\$0.36 per square foot</u> \$0.34 per square foot

Sale 1 was adjusted upwards \$13,500 (\$13,329 rounded); Sale 2 was adjusted upwards by \$12,500 (\$12,352 rounded); Sale 3 was upwards \$13,000 (\$13,181 rounded).

Location: Sale 1 is located in the Mascoma Lake neighborhood and has lake rights, an adjustment of -\$10,000 was made for its superior location and lake rights. Sale 2 is located in the Village area similar to the subject property, therefore no adjustments were necessary. Sale 3 is located in the Mascoma Lake neighborhood and has lake rights, an adjustment of -\$10,000 was made for its superior location and lake rights.

Zoning: Zoning is effectively similar between the abutter and sales, no adjustments were necessary.

Utilities: The Subject has water and sewer available at the street. All 3 Sales have municipal water and sewer available and therefore no adjustment was necessary.

Access/Road Frontage: Access to the abutter is through the Subject parcel. A -\$5,000 adjustment was made to all three Sales for their deeded access.

Topography: All three Sales are located on cleared, level land. No adjustments were necessary.

Reconciliation and Conclusion for Abutting Site – “As Assembled”

The adjusted sales indicate a range from \$70,410 to \$73,668 with a mean of \$70,033 and a median of \$72,021. The abutting site warrants a value opinion between these indicators. Each of the sales provides a meaningful indication of value for the abutting site after adjustments. Equal emphasis has been given to all three sales, resulting in a value conclusion for the abutter of **\$71,000**.

Based on the foregoing, I estimate the market value of the abutting site “As Assembled” as of December 28, 2021 to be **\$71,000**.

Contributory Value of the Subject Property

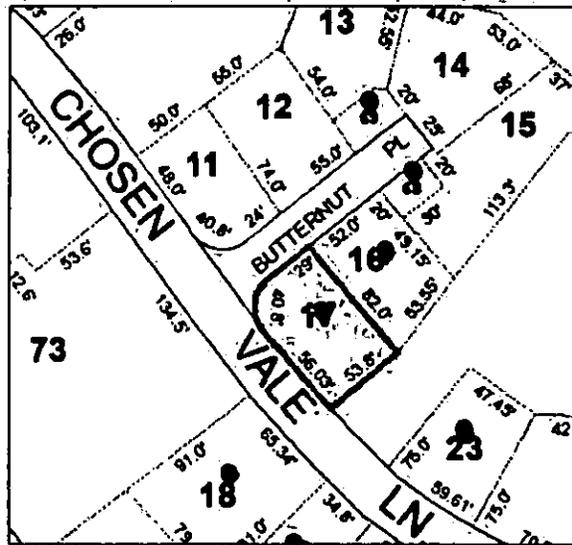
The contributory value of the Subject property is the difference between the difference between the "As Is" value of the abutting property and the "As Assembled" value, calculated as follows:

Abutting Property "As Assembled"	\$71,000
<u>Less: Abutting Property "As Is"</u>	<u>\$69,500</u>
Contributory Value of Subject	\$1,500

Comparable Sale 1

17 Chosen Valley Lane, Enfield, NH

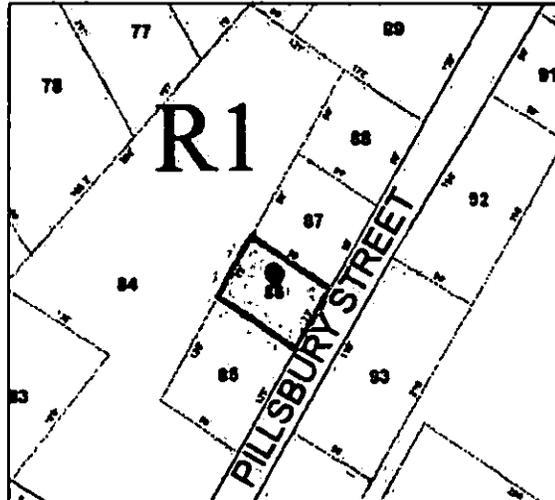
Parcel ID:	Tax Map 10A, Lot 17	Asking Price:	\$75,000
Land Size:	0.10± acres (4,356 SF)	Sales Price:	\$70,000
Road Frontage:	125.83+/- LF	Sales Date:	6/8/2021
Zoning:	Residential 1	DOM:	786
Condition of Sale:	Arm's Length	Tax Stamps:	\$1,050
Confirmation:	GCRD, NHDOT, Public Records NEREN MLS# 4737072	Financing:	Cash
		Rights:	Fee Simple
		2020 Assessment:	\$74,800
Grantor:	Andrea F. Day		
Grantee:	Kelleher Construction, Inc.		
Book/Page:	4639/388 GCRD		
Lot Shape:	Rectangular		
Lot Description:	Level / Mostly Cleared		
Available Utilities:	Electric and water at road Communication utilities at road		
Easements:	See deed GCRD 4639/388		
3-Year Sales History:	Listed 2/17/2019		



Comparable Sale 2

15 Pillsbury Street, Enfield, NH

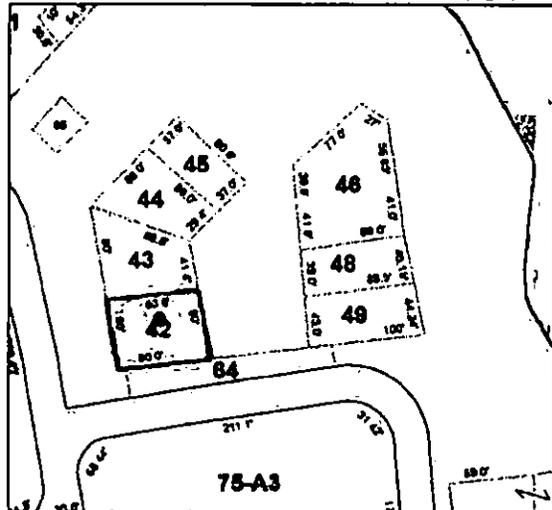
Parcel ID:	Tax Map 34, Lot 86	Asking Price:	\$68,000
Land Size:	0.166± acres (7,231 SF)	Sales Price:	\$60,000
Road Frontage:	73± feet on Pillsbury St.	Sales Date:	11/16/2020
Zoning:	Residential 1	DOM:	70
Condition of Sale:	Arm's-length	Tax Stamps:	\$900.00
Confirmation:	GCRD, NECRE, Town, Public Records, NHDOT	Financing:	Cash
Grantor:	David A. Hall	Rights:	Fee Simple
Grantee:	William & Anita Warren	2020 Assessment:	\$68,200
Book/Page:	4577/481 GCRD		
Lot Shape:	Rectangular		
Lot Description:	Level & Cleared		
Available Utilities:	Electric and water at road		
Easements:	Communication utilities at road See deed GCRD 4577/481		
3-Year Sales History:	Listed 7/13/2020; Sold 9/18/2020: GCRD 4556/174; MLS#4816381		



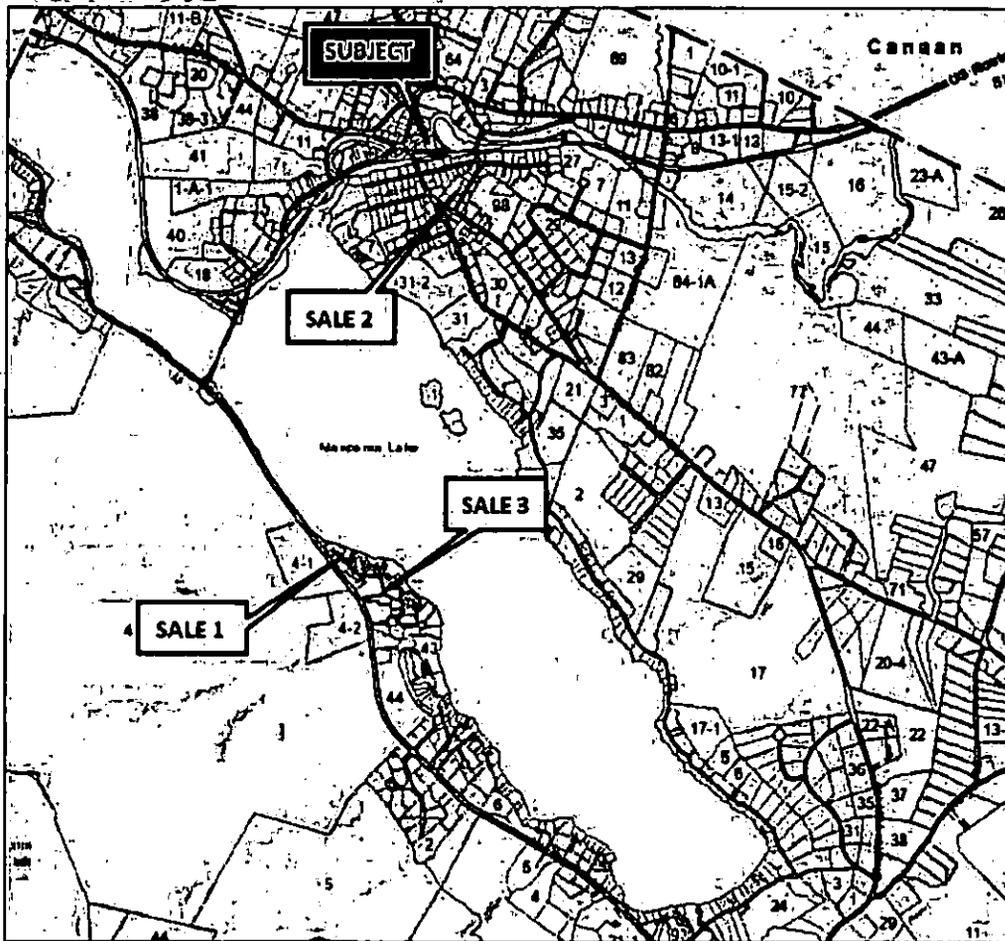
Comparable Sale 3

47 Chosen Vale Lane, Enfield, NH

Parcel ID:	Tax Map 10A, Lot 42	Asking Price:	Unknown
Land Size:	0.11± acres (4,792 SF)	Sales Price:	\$65,000
Road Frontage:	80.0'	Sales Date:	9/23/2020
Zoning:	Residential 1	DOM:	Unknown
Condition of Sale:	Arm's-length	Tax Stamps:	\$975
Confirmation:	NEREN and GCRD, Public Records, NHDOT	Financing:	Cash
Grantor:	Francine & Shaun Heelan	Rights:	Fee Simple
Grantee:	Jason & Meredith Burgeron	2020 Assessment:	\$76,100
Book/Page:	4558/759 GCRD		
Lot Shape:	Rectangular		
Lot Description:	Level, Cleared		
Available Utilities:	Electric at road; municipal water sewer; communication utilities		
Easements:	See deed 4558/759 MCRD		
3-Year Sales History:	Listed 8/3/2021		



Comparable Sales Map



Comparable Sales

Sale 1	17 Chosen Vale Lane	Enfield
Sale 2	15 Pillsbury Street	Enfield
Sale 3	47 Chosen Vale Lane	Enfield

Subject Property Photographs
Taken by Christopher Fonda, November 23, 2021



Subject and Abutter Facing East on Depot Street



Subject and Abutter Facing West on Depot Street

Subject Property Photographs
Taken by Christopher Fonda, November 23, 2021



Subject and Abutter Facing North



Subject and Abutter from the West End of Depot Street

Addenda

General Assumptions: For this report I have also assumed:

1. all maps, plans, and photographs I used are reliable and correct;
2. the legal interpretations and decisions of others are correct and valid;
3. the parcel area given to me has been properly calculated;
4. broker and assessor information is reliable and correct;
5. the abstracts of title and other legal information available are accurate;
6. there are no encumbrances or mortgages other than those reported in the abstracts;
7. information from all sources is reliable and correct unless otherwise stated;
8. there are no hidden or unapparent conditions on the property, in the subsoil (including hazardous waste or ground water contamination), or within any of the structures which would render the property more or less valuable.
9. all personal property is excluded; and
10. all non-compensable items are excluded.
11. This appraisal is also based on extraordinary assumption that there is no contamination present at the subject site.

Limiting Conditions: This report is bound by the following limiting conditions:

1. Sketches and photographs in this report are included to assist the reader in visualizing the property. I have not performed a survey of the property or any of the sales, and do not assume responsibility in these matters.
2. I assume no responsibility for any hidden or unapparent conditions on the property, in the subsoil (including hazardous waste or ground water contamination), or within any of the structures, or the engineering that may be required to discover or correct them.
3. Buyer, at their expense, is required to obtain a survey of the parcel defining the boundary limits.
4. Possession of this report (or a copy) does not carry with it the right of publication. It may not be used for any purpose other than by the party to whom it is addressed without the written consent of the State of New Hampshire and in any event only with the proper written qualification and only in its entirety. Neither all nor any part of the contents (or copy) shall be conveyed to the public through advertising, public relations, news, sales, or any other media without written consent and approval of the State of New Hampshire.
5. Acceptance and / or use of this report constitutes acceptance of the foregoing underlying limiting conditions and underlying assumptions.

Legal Description

See Page 28 for Legal Description.

Appraisal 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 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 not revealed the findings and results of this appraisal to anyone other than the proper officials of the Department of Transportation of the State of New Hampshire and I will not do so until so authorized by State officials, or until I am either required to do so by due process of law or until I am released of this obligation by having publicly testified as to such findings.
- 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.
- I have not appraised nor performed any services for the Subject property in the past three years.
- 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.
- I have personally inspected the Subject property.
- No one provided significant real property appraisal assistance to me.



Christopher Fonda

12/29/2021

Date

APPRAISER QUALIFICATIONS

Business Address: New Hampshire Department of Transportation
Right-of-Way Bureau
John O. Morton Building – Room 100
7 Hazen Drive
PO Box 483
Concord, NH 03302-0483
Telephone: (603) 271-6918
<https://www.nh.gov/dot/org/projectdevelopment/rightofway/index.htm>

Experience:

10/2017: **New Hampshire Department of Transportation**
Right-of-Way Bureau
Concord, NH
Position: Right-of-Way Appraiser II

2014-2017: **La Paz County Assessor's Office**
Parker, AZ
Position: Appraiser II

2008-2014: **San Bernardino County Assessor's Office**
Big Bear Lake, CA
Position: Appraiser I

2006-2008: **Southern California Appraisers, Inc.**
Rancho Cucamonga, CA
Position: Residential Appraiser Trainee

Education:

1996 - State University of New York at Brockport, Brockport, NY
Bachelor of Science, *Biological Sciences*

2005 - Allied Business School, Irvine, CA
Real Estate Appraisal

2006 – State of California Office of Real Estate Appraisers, Sacramento, CA
California State Board of Equalization, County Assessed Property Division:
Sacramento, CA

- Certified Property Tax Appraiser, 10/2008
- Appraising for Property Tax Purposes, 11/2008
- Residential Appraisal Procedures, 4/2009
- Taxable Possessory Interests, 11/2009
- Manufactured Homes and Parks, 7/2010
- Obsolescence for Personal Property and Fixtures, 1/2011
- Replacement Cost: Estimating of Residential Structures, 9/2012

State of Arizona, Department of Revenue
Phoenix, AZ

- Introduction to Arizona Property Tax, 2/2014
- Valuation Concepts, 2/2014
- Personal Property Valuation, Level I, 3/2014
- Land Valuation, 4/2014
- Personal Property Valuation, Level II & III, 5/2015
- Basic Ad Valorem Concepts, 6/2014

JMB Real Estate Academy, Inc.
Chelmsford, MA

- Basic Appraisal Principles, January 2018
- Basic Appraisal Procedures, January 2018
- Residential Sales Comparison and Income Approach, March 2018
- Residential Site Valuation and The Cost Approach, March 2018
- Uniform Standards of Professional Appraisal Practice (USPAP), May 2018
- Residential Market Analysis and Highest & Best Use, June 2018
- Residential report Writing and Case Studies, June 2018
- Advanced Residential Applications and Case Studies, September 2018
- Mastering Unique and Complex Properties, October 2018
- Statistics, Modeling and Finance, January 2019

International Right of Way Association (IRWA)
Irvine, CA / Concord, NH

- 225 – Social Ecology, May 2018
- 421 – The Valuation of Partial Acquisitions, September 2018
- 800 – Principles of Real Estate Law, May 2019

Subject Deed and Legal Description

RELEASE DEED

The NORTHERN RAILROAD, a corporation duly organized and existing under the laws of the State of New Hampshire, with its principal place of business at Iron Horse Park, North Billerica, Massachusetts 01862 (the "Grantor"), for consideration paid to it by the State of New Hampshire, Department of Transportation, whose mailing address is Hazen Drive, P. O. Box 483, Concord, New Hampshire 03302-0483 (the "Grantee") hereby grants to the Grantee without any warranties or covenants of title whatsoever, all of the Grantor's right, title and interest in and to the following described premises (the "Premises"):

SEE "EXHIBIT A" ANNEXED HERETO AND
MADE A PART HEREOF BY THIS REFERENCE

The Premises include any and all bridges, crossings, culverts, walls, buildings, ditches, trackage, except as hereinafter provided for, and other fixtures or improvements of any description located in, over, under or upon the Premises.

The Grantor excepts from this conveyance any and all rails and tie plates ("Trackage") located in whole or in part upon the Premises and this conveyance is subject to the right of the Grantor to enter the Premises from time to time and at any and all times up to December 31, 1996 for removal of the rails and up to May 31, 1996 for removal of tie plates, with such men, equipment and materials as, in the reasonable opinion of the Principal Engineering Officer of the Grantor, are necessary for the removal of said Trackage. If the Trackage is not removed from the Premises by the deadlines specified, then any remaining Trackage shall be deemed abandoned by the Grantor and shall then become the property of the Grantee.

The Premises are conveyed subject to all easements, restrictions, covenants, agreements or rights in others as may appear of record, or otherwise.

And for the consideration aforesaid, the BOSTON AND MAINE CORPORATION hereby consents to the foregoing grant and joins herein to ratify and confirm the same so far as its interests may appear.

The requirement of deed stamps and the declaration of consideration do not apply to this transaction, pursuant to RSA 78-B:2 and RSA 78-B:10, III.

- 1 -

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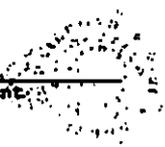
3K2149 PG0249

IN WITNESS WHEREOF, the NORTHERN RAILROAD and BOSTON AND MAINE CORPORATION have each caused this Release Deed to be executed on their respective behalves, and their corporate seals to be hereto affixed by David A. Fink, President of each, therunto duly authorized this 5th day of July, 1995.

NORTHERN RAILROAD

Philip B. Crowley, Jr.
Witness

By: David A. Fink
David A. Fink, President

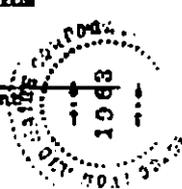


BN2149 Pa0250

BOSTON AND MAINE CORPORATION

Philip B. Crowley, Jr.
Witness

By: David A. Fink
David A. Fink, President



COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

July 5, 1995

Then personally appeared the above-named David A. Fink, the President of the NORTHERN RAILROAD and acknowledged the foregoing release deed to be his free act and deed and the free act and deed of said NORTHERN RAILROAD, before me.


Notary Public
My Commission Expires: 7/1/98



BM2149 P00251

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

July 5, 1995

Then personally appeared the above-named David A. Fink, the President of the BOSTON AND MAINE CORPORATION and acknowledged the foregoing release deed to be his free act and deed and the free act and deed of said BOSTON AND MAINE CORPORATION, before me.


Notary Public
My Commission Expires: 7/1/98



#8323-830

EXHIBIT A

PROPERTY DESCRIPTION

A certain strip or parcel of land (railroad right-of-way) located in New Hampshire and being a portion of the railroad line sometimes referred to as the "Northern Railroad", so-called, and being more particularly described as follows:

Northern Railroad

Beginning at approximately CLK 383+59.4 as shown on plans for federal valuation section V32.1 at map 8 in Boscawen, New Hampshire;

Thence continuing in a generally northwesterly direction through said Boscawen and the Towns of Franklin, Andover, Wilmont and Danbury to the Danbury/Grafton, New Hampshire town line at CLK 21.90+16.8 as depicted on federal valuation section V32.1 on map 42, all within the County of Merrimack, New Hampshire;

Thence continuing from said Danbury/Grafton town line through the Towns of Grafton, Orange, Canaan, Enfield and through Lebanon to the point of termination at CLK 3313+69 as shown on plans for federal valuation section V32.1 on map 68, all within the County of Grafton, New Hampshire.

Said strip of land is the "Northern Railroad", so-called, and extends for approximately 59.32 contiguous miles of rail line and includes the entire width of said portion of said rail line including all appurtenances thereto and all fixtures attached or affixed thereon. Said strip of land runs generally in a northwesterly direction and is more particularly defined as shown outlined within heavy dashed line () as shown on federal valuation plans on file with the Chief Engineer of the Boston and Maine Corporation, Iron Horse Park, North Billerica, Massachusetts 01862 and the State of New Hampshire, Department of Transportation, Bureau of Railroads and Public Transportation, 91 Airport Road, P.O. Box 483, Concord, New Hampshire 03302-0483.

#8114-830

M 2169 P60252

NORTHERN RAILROAD
Secretary's Certificate

I, John B. Madolay, being the duly elected and presently serving Secretary of Northern Railroad (the "Corporation") do hereby certify that the following vote was duly adopted by the Directors of the Corporation at a meeting of the Board of Directors held on May 22, 1995.

VOTED: That the Corporation in conjunction with its corporate affiliate, the Boston and Maine Corporation, concerning certain railroad properties to be conveyed by both Corporations to the State of New Hampshire for a total consideration of Two Million Nine Hundred Fifty Thousand Dollars (\$2,950,000.00) sell, assign, transfer and convey to the State of New Hampshire through its Department of Transportation a certain segment of railroad line known as the "Northern Railroad", so-called, situated between centerline engineering station ("CLB") 183+39.4 as shown on plans for valuation section 32.1 at map 8 in Amherst, New Hampshire and CLB 3513+69 as shown on plans for valuation section 22.1 at map 68 in Lebanon, New Hampshire.

VOTED: That David A. Fink, President of the Corporation or Leonard A. Lucas, Vice President - Real Estate of the Corporation jointly or individually are hereby authorized, empowered and directed, on behalf of and in the name of the Corporation, to execute, seal and deliver such agreements of sale, deeds, certificates and other instruments as he or they shall deem necessary, appropriate or convenient to effect the transaction contemplated by the foregoing vote, and that all actions taken in furtherance of said transactions prior to the date hereof are hereby ratified, approved, confirmed and adopted in all respects.

I further certify that such vote has not been altered, amended or rescinded, and remains in full force and effect as of the date hereof.

WITNESS my hand and the seal of the Corporation as of this 28th day of June, 1995.


John B. Madolay, Secretary

EXAMINED ATTEST
SPRINGFIELD COUNTY REGISTRY OF DEEDS

Carol A. Elliott

062149 160259

RECEIVED
95 JUN 12 AM 10:07
REAL ESTATE
REGISTRY OF DEEDS

Abutter Warranty Deed 3591/158

ENFIELD Book 3591 Page 158 Doc# 3543 This image for . at scan at Grafton County on 08/03/18

BK 3591 PG 0158

Doc # 0003543 Mar 13, 2008 12:01 PM
Register of Deeds, Grafton County



[Handwritten signature]

Sheet 2181
Map 34
Lot 46
\$ 170,000



203

WARRANTY DEED

I, Mieczyslaw Staszkiwicz, an unmarried widow, of Enfield, in the County of Grafton and State of New Hampshire, for consideration paid, grant to Susan E. S. Brown, Trustee of the Susan E. S. Brown Living Trust dated 08 January 1997, with a mailing address of 1260, Dartmouth College Highway, North Haverhill, NH 03774, with WARRANTY COVENANTS:

13230
13231

A certain tract of land, with buildings thereon, situate in Enfield, Grafton County, State of New Hampshire, as shown on Plan entitled "Stewart Property" made in November 1963 by J. Q. Adams, recorded in the Grafton County Registry of Deeds at Book 995, Page 59, bounded and described as follows, to wit:

Beginning at an iron pin set in the ground at the northeasterly terminus of Depot Street at the northwesterly corner of land owned by the Boston and Maine Railroad, said iron pin in South 31° West a distance of 27 feet from the southwestery corner of the dwelling house on the herein conveyed premises;

Thence North 2° West along the easterly line of land now or formerly owned by Cora McFarland 169 feet to an iron pin on the southerly bank of the Mascoma River;

Thence easterly up the Mascoma River a distance of 145.5 feet to twin white birch trees at a bend in said River;

Thence Southeasterly up said River a distance of 67 feet to an iron pin at the northwesterly corner of land now or formerly owned by Ralph Schmanska;

Thence South 2° West along the westerly line of said Schmanska land 173 feet to an iron pin in the northerly line of said Boston and Maine Railroad land;

And thence North 83° 30' West along the northerly line of said Railroad land a distance of

Law Office of
SCHUSTER, BUTTERY & WING, P.A.
79 Hancock Street, Lebanon, NH 03766
(603) 448-4782

EX 3591 P80189

Warranty Deed
Stankiewicz to Brota
Page 2 of 2

175 feet to the point of beginning.

The Bearings as given are Magnetic (1963), all distances to be more or less.

Meaning and intending hereby to convey all and the same premises as conveyed to Mieczyslaw Stankiewicz and Genowefa Stankiewicz by Warranty Deed of Lyle F. Clough, dated November 15, 1963 and recorded at the Grafton County Registry of Deeds at Book 995, Page 57. Mieczyslaw Stankiewicz surviving joint tenant of Genowefa Stankiewicz who died in Enfield, New Hampshire on September 5, 2006. Death Certificate to be recorded herewith.

DATED this the 18 day of March, 2009.

Mieczyslaw Stankiewicz
Mieczyslaw Stankiewicz

STATE OF NEW HAMPSHIRE
COUNTY OF GRAFTON:

On this the 18th day of March, 2009, personally appeared before me Mieczyslaw Stankiewicz, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed same, as his free act and deed for the purposes therein contained.

My commission expires:

A. M. B.
Justice of the Peace/Notary
ASSENT B. K. P. 2009
My Commission Expires 12/31/2011

Law Office of
SCHUSTER, BUTTRICK & WING, P.A.
79 Hudson Street, Lebanon, NH 03766
(603) 455-2772