File No. 20-06156

APPRAISAL OF

Walnut Street Appraisals Appraised The Vacant Land at 0 Washington Street - Plot 58-14 - Hanover, MA 02339

LOCATED AT:

0 Washington St. Plot 58-14
Hanover, MA 02339

CLIENT:

Mary Dunn & Harold Thomas
550 Hanover Street
Hanover, MA, 02339

AS OF:

October 28, 2020

BY:

Eric J. O'Neil
Walnut Street Appraisals

File No. 20-06156

October 29, 2020

Mary Dunn & Harold Thomas
550 Hanover Street
Hanover, MA, 02339

File Number: 20-06156

In accordance with your request, I have appraised the real property at:

0 Washington St. Plot 58-14
Hanover, MA 02339

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as vacant. The property rights appraised are the fee simple interest in the site.

In my opinion, the defined value of the property as of October 28, 2020 is:

$900,000
Nine Hundred Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

Eric J. O'Neil

Walnut Street Appraisals
161 Walnut Street
Braintree, MA 02184

Land Appraisal Report

File No. 20-06156

PURPOSE

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

Client Name/Intended User Mary Dunn & Harold Thomas E-mail meugdunn@gmail.com

Client Address 550 Hanover Street City Hanover State MA Zip 02339

Additional Intended User(s) The intended user is the: Hanover Open Space Committee for the Community Preservation Act and their assignees. The appraiser does not identify or authorize and other user(s)

Intended Use To ascertain the market value of the identified undeveloped land.

SUBJECT

Property Address 0 Washington St. Plot 58-14 City Hanover State MA Zip 02339

Owner of Public Record Clayton S. Robinson County Plymouth

Legal Description Book: 27195 - Page: 167 - Plymouth County Registry of Deeds

Assessor's Parcel # 58-14 Tax Year 2020 R.E. Taxes $ 885.63

Neighborhood Name Four Corners Map Reference Census Tract 5031.02

Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)

SALES HISTORY

My research [X] did [ ] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Prior Sale/Transfer: Date Price Source(s) MLS - Assessor's Public Records

Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) The subject has not been sold during the three years prior to the date of appraisal. The comparables have not been sold in the twelve months prior to the cited sales herein.

Offerings, options and contracts as of the effective date of the appraisal The owner intends to donate the land which consist of 10.15 acres to the Conservation Commission for the Town of Hanover.

NEIGHBORHOOD

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE	AGE	One-Unit	75 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[ ] Shortage	[X] In Balance	[ ] Over Supply	$(000)	(yrs)	2-4 Unit	2 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	224 Low	1	Multi-Family	0 %
								1,618 High	300	Commercial	8 %
								575 Pred.	55	Other Vac/Sch	15 %

Neighborhood Boundaries The boundaries of the subject neighborhood include: Route 3 to the north and east, Union St to the south and Main Street to the west.

Neighborhood Description See Attached Addendum

Market Conditions (including support for the above conclusions) From 2012 to 2020 there has been a prolonged period of market value increases, therefore market values have increased substantially due to a chronic lack of inventory. However, inventories have increased and are now in balance. It appears that market values have plateaued.

SITE

Dimensions Approximate Frontage: 560 feet Area 10.15 acres Shape Mostly Rectangular View Residential

Specific Zoning Classification Residential A Zoning Description 150 feet and 30,000 sq. ft. min. lot size.

Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)

Highest and best use of the subject property

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	[ ]	[X] At Street	Water	[ ]	[X] At Street	Street Asphalt	[X]	[ ]
Gas	[ ]	[X] At Street	Sanitary Sewer	[ ]	[ ] None	Alley	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No FEMA Flood Zone X FEMA Map # 25023C0206J FEMA Map Date 07-17-2012

Site Comments See Attached Addendum

MARKET DATA ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	0 Washington St. Plot 58-14 Hanover, MA 02339	137 Whiting St Hanover, MA 02339		148 Main Street Hanover, MA 02339		259 Main Street Hanover, MA 02339	
Proximity to subject		4.05 miles NW		2.09 miles NW		2.30 miles NW	
Sales Price	$		$ 170,000		$ 265,000		$ 297,900
Price $ /							
Data Source		MLSPIN #72522633-DOM:141		MLSPIN #72503297-DOM:24		MLSPIN #72502036 - DOM:78	
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
		03/11/2020		08/09/2019		07/25/2019	
Location	Residential	Residential		Residential		Residential	
Site/View	10.15 Acres/Res	1.5 Acres/Res	25,000	1.38 Acres/Res	25,000	0.78 Acres/Res	25,000
Water/Sewer	At Street	At Street		At Street		At Street	
Electric/Gas	At Street	At Street		At Street		At Street	
Eng/Lot Clear	Lot is Clear	Debris/Clear	75,000	Clear Cut	25,000	Clear Cut	25,000
Total Lots	3 @ 3.38 Acres	1		1		1	
Sales or Financing Concessions							
Net Adj. (Total)		[X] + [ ] -	$ 100,000	[X] + [ ] -	$ 50,000	[X] + [ ] -	$ 50,000
Indicated Value of Subject		Net Adj. 0.0% Gross Adj. 0.0%	$ 270,000	Net Adj. 0.0% Gross Adj. 0.0%	$ 315,000	Net Adj. 0.0% Gross Adj. 0.0%	$ 347,900

Summary of Sales Comparrison Approach See Attached Addendum

RECONCILIATION

This appraisal is made [X] "as is," [ ] subject to the following: This appraisal is made "AS IS" with no special conditions.

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report is $ 900,000 **as of** October 28, 2020 **, which is the effective date of this appraisal.**

gpar™ general purpose appraisal report

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(gPAR™) General Purpose Appraisal Report 07/2006
GPARLAND_06 08112008

Walnut Street Appraisals

Land Appraisal Report

File No. 20-06156

MARKET DATA ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	0 Washington St. Plot 58-14 Hanover, MA 02339	Lot 1 Green Street Norwell, MA 02061		70 Carolyn Circle Marshfield, MA 02050		50A Dana Drive Hanover, MA 02339	
Proximity to subject		2.14 miles NE		4.55 miles NE		1.73 miles SW	
Sales Price	$		$ 275,000		$ 320,000		$ 250,000
Price $ /							
Data Source		MLSPIN #72603381-DOM:209		MLSPIN #72545986 - DOM:76		MLSPIN #72089021-DOM:424	
Date of Sale and	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
Time Adjustment		08/05/2020		02/14/2020		02/12/2018	
Location	Residential	Residential		Residential		Residential	
Site/View	10.15 Acres/Res	2.88 Acres/Res		5.66 Acres/RivFr	-25,000	3.07 Acres/Retrt	25,000
Water/Sewer	At Street	At Street		At Street		At Street	
Electric/Gas	At Street	At Street		At Street		At Street	
Eng/Lot Clear	Lot is Clear	Clear	25,000	Clear	25,000	Clear	25,000
Total Lots	3 @ 3.38 Acres	1		1		1	
Sales or Financing Concessions							
Net Adj. (Total)		[X] + [ ] -	$ 25,000	[X] + [ ] -	$ 0	[X] + [ ] -	$ 50,000
Indicated Value of Subject		Net Adj. 0.0% Gross Adj. 0.0%	$ 300,000	Net Adj. 0.0% Gross Adj. 0.0%	$ 295,000	Net Adj. 0.0% Gross Adj. 0.0%	$ 300,000

Summary of Sales Comparison Approach

MARKET DATA ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 7		COMPARABLE NO. 8		COMPARABLE NO. 9	
Address	0 Washington St. Plot 58-14 Hanover, MA 02339						
Proximity to subject							
Sales Price	$		$		$		$
Price $ /							
Data Source							
Date of Sale and	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
Time Adjustment							
Location	Residential						
Site/View	10.15 Acres/Res						
Water/Sewer	At Street						
Electric/Gas	At Street						
Eng/Lot Clear	Lot is Clear						
Total Lots	3 @ 3.38 Acres						
Sales or Financing Concessions							
Net Adj. (Total)		[ ] + [ ] -	$	[ ] + [ ] -	$	[ ] + [ ] -	$
Indicated Value of Subject		Net Adj. % Gross Adj. %	$	Net Adj. % Gross Adj. %	$	Net Adj. % Gross Adj. %	$

Summary of Sales Comparison Approach

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ADDENDUM

Client: Mary Dunn & Harold Thomas	File No.: 20-06156	
Property Address: 0 Washington St. Plot 58-14	Case No.:	
City: Hanover	State: MA	Zip: 02339

Appraiser: Subject Appraisal History:

The subject property has not been appraised by the appraiser, nor has the appraiser performed any other services at this address during the previous three years to the date of acceptance by the appraiser for this appraisal assignment.

Undue Influence Statement:

No employee, director, officer or commission staff, or any third party acting as a joint venture partner or independent contractor has influenced or attempted to influence the development, reporting results or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner.

I have not been contacted by anyone other than the intended user or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by phone or electronically to the intended user(s) of this report

Geographic/Market Competency:

The subject property is located 15 miles from the appraiser's office. The assignment requires geographic / market competency as part of the scope of work. I am confirming that I have spent sufficient time to gain adequate knowledge, experience and resources to communicate a credible opinion of value for the subject property. The necessary understanding of the local market conditions provides the connection between a sale and a comparable sale or a rental and comparable rental. This opinion is based on the appraiser's full time, working knowledge of the subject's specific marketing area, including local supply and demand factors which relate to the subject's property type and its specific location. Additionally, the appraiser's credentials include on-going formal education, analysis of current market-driven statistics, subscriptions and review of published real estate periodicals and cost manuals, and regularly networking with individuals involved in real estate transactions.

Clarification of Intended Use and Intended User:

Intended User(s)

The Intended User(s) of this appraisal report is the Hanover Open Space Community for the Community Preservation Act and their assignees. No other intended user(s) are identified or authorized by the appraiser.

The Intended Use(s):

The intended use is to evaluate the property that is the subject of this appraisal to ascertain asset valuation, subject to the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form and definition of market value. No other use(s) are identified or authorized by the appraiser.

Source of the Definition of Market Value:

For the purpose of this report, the source for the definition of market value is from the regulations published by federal regulatory agencies pursuant to Title XI of the Federal Institute Reform, Recovery and Enforcement Act (FIRREA) of 1989.

+++++++++

Neighborhood Description

The subject is located in a mature neighborhood of predominately single-family dwellings that are differ in age and style. Major roads such as: Route: 3, 53, 18, 28 and 139 are in close proximity and provide easy access to employment opportunities, educational facilities and entertainment venues. Dwelling fits in well with surrounding structures. Commercial influence is very low and consists of local retail and restaurants and is not considered a negative factor or adverse to the marketability of this property.

Site Comments

The subject property is a 10.15 acres plot of land that is undeveloped. The land slopes gently from the street towards the back of the property. The land is clear of over-growth or trees, except along the perimeters where there are old growth tree. All along the front of the property there is a two foot stone wall. Without additional engineering it appears to the appraiser that the land would support three Form A lots with approximately 187 feet of frontage and 3.38 acres each. It should be noted that there is some wet-land in the center of the lot, but it appears to the appraiser that the building of homes could be constructed while avoiding and adhering to the wet-land requirements for set backs.

ADDENDUM

Client: Mary Dunn & Harold Thomas		File No.: 20-06156
Property Address: 0 Washington St. Plot 58-14		Case No.:
City: Hanover	State: MA	Zip: 02339

Comments on Sales Comparison

To discover six sales of vacant land the appraiser had to search out five miles, back three years and utilize sales from the contiguous Towns of Norwell and Marshfield.

The appraiser makes the Extraordinary Assumption (based on current zoning requirements) that the subject contains three Form A lots of approximately 187 feet of frontage and 3.38 acres each.

Each of the comps above are 1 lot and are conforming to zoning.

C#1 was sold fro $340,000 and contained two conforming lots per listing. For the prupose of this report and for clarity we have divided the sale into two pieces resulting n the value for each lot. The lot contain old cesspools, old structures that would have to be demolished and removed. The further costs of clearing the land is factored into the adjustment
C#1 is also adjusted for lot size differential.

C#2 is adjusted for lot size differential, as the smaller lot provides less privacy and utility.
C#2 is adjusted for the necessity to clear and prepare the land.

C#3 is adjusted for lot size differential, as the smaller lot provides less privacy and utility.
C#3 is adjusted for the necessity to clear and prepare the land.

C#4 is adjusted for the necessity to clear and prepare the land.

C#5 is adjusted for lot size differential and the fact that it has frontage on the North River.
C#5 is adjusted for the necessity to clear and prepare the land.

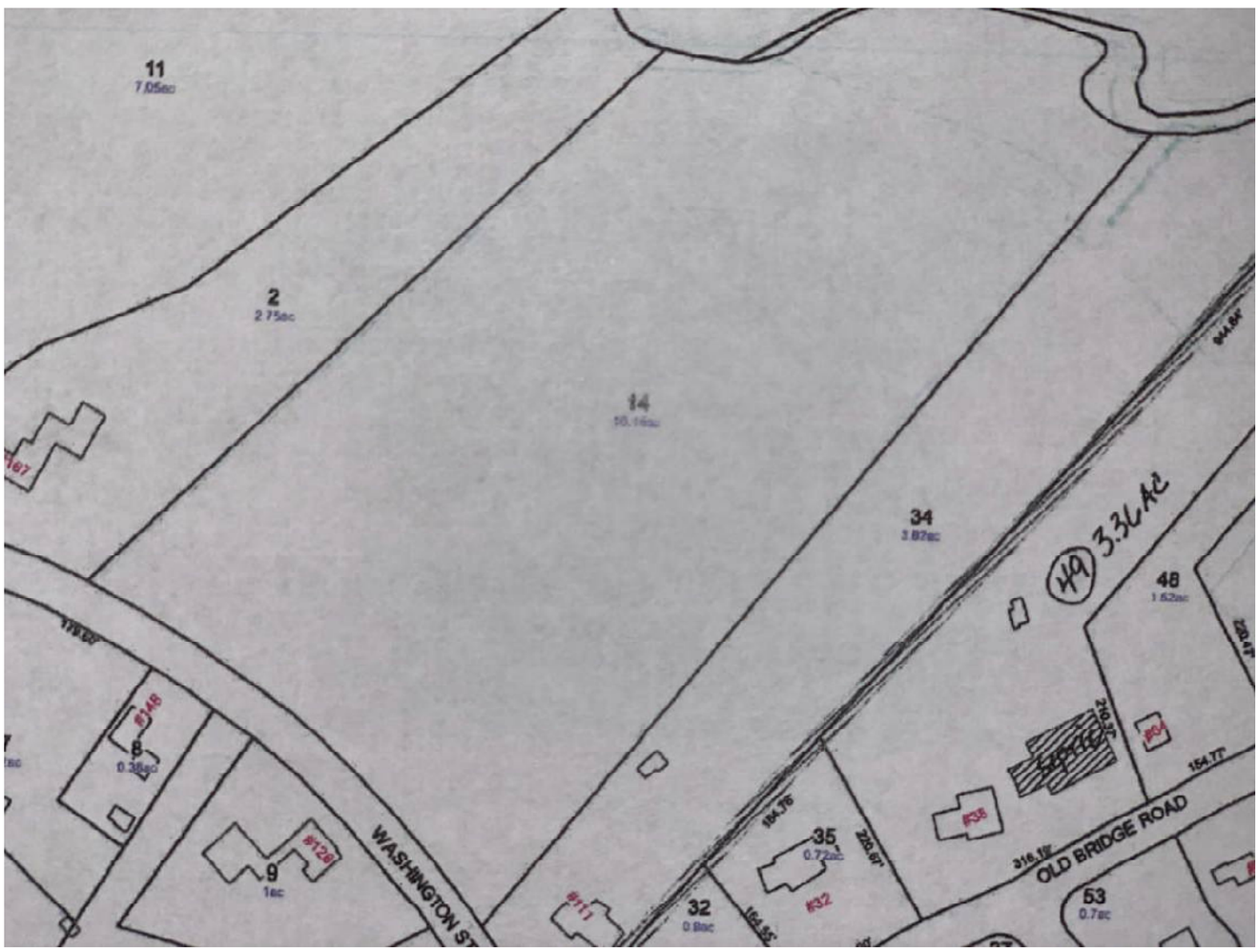
C#6 adjusted for the fact that the lot is a retreat lot and the cost to bring the utilities to the lot are e necessary cost to develop.
C#6 is adjusted for the necessity to clear and prepare the land.

Based on the analysis of the six sales the appraiser concludes that a Form A lot would be worth $300,000 and therefore based on the Extraordinary Assumption that the subject contains three Form A lots the value of the land "As Is" would be $900,000.

Final Reconciliation:

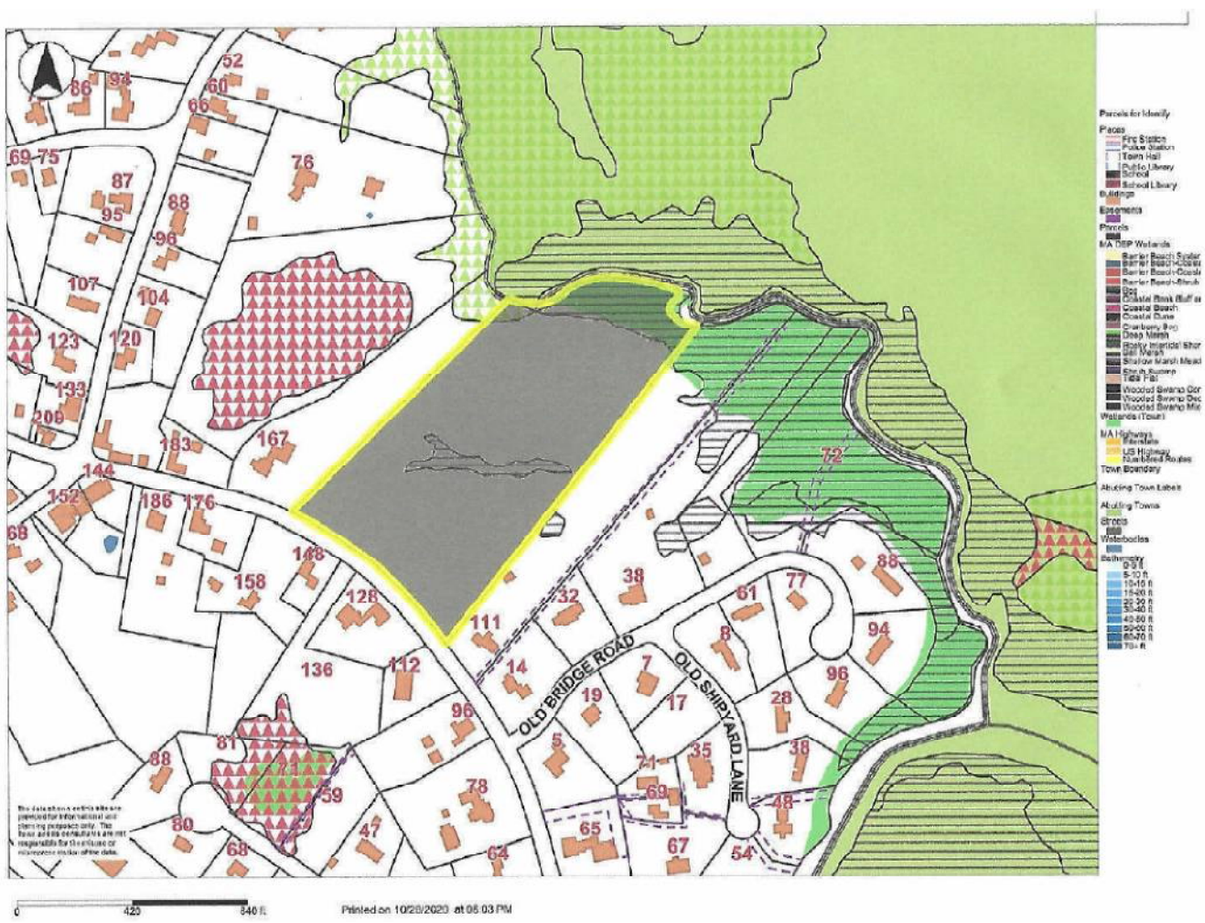
The appraiser placed the most weight on lots in Hanover, C#1, 2, 3 & 6. C#4 & 6 are given considerable weight as these lots are similar in size. The appraiser eliminated the high and low adjusted values and concluded that the value of each subject lot would be $300,000 and therefore the value of the subject's total 10.15 acres would be $900,000.

Client: Mary Dunn & Harold Thomas	File No.: 20-06156	
Property Address: 0 Washington St. Plot 58-14	Case No.:	
City: Hanover	State: MA	Zip: 02339



Map of Plot #58-14 - Indicated Wetlands

Client: Mary Dunn & Harold Thomas	File No.: 20-06156	
Property Address: 0 Washington St. Plot 58-14	Case No.:	
City: Hanover	State: MA	Zip: 02339



Client: Mary Dunn & Harold Thomas		File No.: 20-06156	
Property Address: 0 Washington St. Plot 58-14		Case No.:	
City: Hanover	State: MA		Zip: 02339

Assessment and Sales Report

Location & Ownership Information

Address:	0 Washington St, Hanover, MA 02339		
Map Ref.:	**M:**58 **L:**014	**Zoning:**	
Owner 1:	Clayton S Robinson		
Owner 2:			
Owner Address:	Po Box 581,Hanover, MA 02339		
Property Information			
Use:	Res Potentially Dvlpble Land	**Style:**	
Levels:	0	**Lot Size:**	10.15 Acres (442134 sqft.)
Year Built:		**Total Area:**	0 sqft.
Total Rooms:	0	**Total Living Area:**	0 sqft.
Bedrooms:	0	**First Floor Area:**	0 sqft.
Full Baths:	0	**Addl Floor Area:**	0 sqft.
Half Baths:	0	**Attic Area:**	0 sqft.
Roof Type:		**Finished Basement:**	0 sqft.
Heat Type:		**Basement:**	0 sqft.
Fuel Type:		**Basement Type:**	
Exterior:		**Attached Garage:**	0
Foundation:		**Other Garage:**	0
Air Conditioned:	No	**Fireplaces:**	0
Condition:			
Assessment Information			
Last Sale Date:	12/10/2003	**Last Sale Price:**	$0
Last Sale Book:	27195	**Last Sale Page:**	167
Map Ref.:	**M:**58 **L:**014	**Tax Rate (Res):**	16.31
Land Value:	$174,700	**Tax Rate (Comm):**	17.07
Building Value:	$0	**Tax Rate (Ind):**	17.07
Misc Improvements:	$0	**Fiscal Year:**	2020
Total Value:	$174,700	**Estimated Tax:**	$2,849.36

The information in the Public Record is set forth verbatim as received by MLS PIN from third parties, without verification or change.
MLS PIN is not responsible for the accuracy or completeness of this information.

Client: Mary Dunn & Harold Thomas	File No.: 20-06156
Property Address: 0 Washington St. Plot 58-14	Case No.:
City: Hanover State: MA	Zip: 02339

Property Location WASHINGTON ST | Map ID 58/ / 14/ / | Bldg Name | State Use 1310
Vision ID 4554 | Account # 1300 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/28/2020 1:34:33 P

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
ROBINSON CLAYTON S				
PO BOX 581				
HANOVER MA 02339				

SUPPLEMENTAL DATA

Alt Prcl ID	Frontage
Sub Divisio	CYCLICAL 2022
Lot	
Comments	
Flood Map	
Census Tr	
GIS ID M_257168_873916	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RES LAND	1310	174,700	174,700
	Total	174,700	174,700

908

HANOVER, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
ROBINSON CLAYTON S	27195	0167	12-10-2003	U	V	10	1A
ROBINSON ELIZABETH H S	2542	0416	12-07-1956			0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2020	1310	174,700	2020	1310	174,700	2019	1310	174,700
	Total	174,700		Total	174,700		Total	174,700

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	174,700
Special Land Value	0
Total Appraised Parcel Value	174,700
Valuation Method	C
Total Appraised Parcel Value	174,700

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
07-01-2014	DM			11	Reval Field Review
05-21-2013	TOK	03		21	Cyclical Inspection
08-10-2001	BB			00	Reval visit

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1310	RES ACLNPO			43,560	SF	5.31	1.00000	5	0.50	50	1.000	1 ACRE SITE		1.0000	2.66	115,700
1	1310	RES ACLNPO			2.000	AC	7,700	1.00000	5	0.25		1.000	FRONT ACRES		1.0263	1,925	3,900
1	1310	RES ACLNPO			7.150	AC	7,700	1.00000	5	1.00		1.000	REAR ACRES		1.0000	7,700	55,100
				Total Card Land Units	10.150	SF		Parcel Total Land Area		10.1500						Total Land Value	174,700

Client: Mary Dunn & Harold Thomas	File No.: 20-06156
Property Address: 0 Washington St. Plot 58-14	Case No.:
City: Hanover	State: MA Zip: 02339

Property Location WASHINGTON ST Map ID 58/ / 14/ / Bldg Name State Use 1310
Vision ID 4564 Account # 1300 Bldg # 1 Sec # 1 of 1 Card # 1 of 1 Print Date 10/28/2020 1:34:34 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id	C	Owne	0.0
	B	S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	0
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

Client: Mary Dunn & Harold Thomas		File No.: 20-06156	
Property Address: 0 Washington St. Plot 58-14		Case No.:	
City: Hanover	State: MA		Zip: 02339

TABLE 7 - 1

DIMENSIONAL REGULATIONS

Zoning District	Minimum Lot Size	Lot Frontage	Front Setback	Side Setback	Rear Setback	Building Coverage	Lot Coverage
Residence A	30,000 sq. ft[1]	150[4]	50	20	40	—	30%
Business	44,000 sq. ft.	150	75[5]	15[6]	15[6]	Sec. 7.500	60%
Commercial	44,000 sq. ft.	200	75[5]	15[6]	25[6]	Sec. 7.500[9]	60%[9]
Planned Shopping Center	44,000 sq. ft.	200	75[5]	15[6]	25[6]	25%	70%
Limited Industrial	44,000 sq. ft.	200	75[5]	25[7]	50[7]	17.5%[9]	60%[9]
Industrial	44,000 sq. ft.	200	75[5]	25[7]	50[7]	17.5%[9]	60%[9]
Fireworks[10]	44,000 sq. ft.	200	50[5]	25[7]	40[7]	17.5%[9]	60%[9]

NOTES: *All measurements are in feet unless otherwise specified except for Lot Size which is in square feet.*

All dimensions are minimum requirements except for Building Coverage and Lot Coverage which are maximum allowances.

1. *A Minimum Lot Size of sixty thousand (60,000) square feet shall be required in an Aquifer Protection Zone in accordance with Section 6.860B.4 of this Bylaw.*

2. *Except in the Planned Shopping Center District any portion of a lot which is located in a wetlands resource area or in a Well Protection Zone shall not be used to meet any of the dimensional regulations of Section 7, except that ten percent (10%) of that area of the lot which is located within the 200 foot riverfront area may be utilized to meet the Lot Area requirements of said Section 7.*

3. *In all zoning districts, corner lots shall possess the minimum required Frontage along both intersecting ways.*

4. *In the Residence A District, a lot may have a minimum frontage of eighty (80) feet provided that the entire frontage of the lot lies along the turning radius of a cul-de-sac and provided that the lot complies with the provisions of Section 7.330 of this Bylaw.*

5. *Front Setback may be fifty (50) feet if no more than five (5) parking spaces are provided in the front yard.*

6. *A fifty (50) foot buffer shall be added if abutting the Residence A District.*

7. *A one hundred (100) foot buffer shall be added if abutting the Residence A District.*

8. *Within an Aquifer Protection Zone, no lot shall have Lot Coverage which exceeds fifty percent (50%) of the total lot area.*

9. *Lots which contain a functioning railroad freight siding may exceed the Building Coverage and Lot Coverage requirements upon the grant of a Special Permit by the Zoning Board of Appeals in accordance with the provisions of Section 7.540E. of this Bylaw.*

10. *Dimensional Regulations in the Fireworks District may be relaxed upon the grant of a Special Permit by the Planning Board in accordance with the provisions of Sections 6.620 and 6.630 of this Bylaw.*

Retreat lots need minimum Frontage of 50 feet and a minimum area of 60,000 SF.

SUBJECT PROPERTY PHOTO ADDENDUM

Client: Mary Dunn & Harold Thomas		File No.: 20-06156
Property Address: 0 Washington St. Plot 58-14		Case No.:
City: Hanover	State: MA	Zip: 02339

FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: October 28, 2020
Appraised Value: $ 900,000

STREET SCENE

Client: Mary Dunn & Harold Thomas		File No.: 20-06156
Property Address: 0 Washington St. Plot 58-14		Case No.:
City: Hanover	State: MA	Zip: 02339

Street Scene Other Direction

View to the Right at the Street

View to the Left at the Street

Client: Mary Dunn & Harold Thomas		File No.: 20-06156
Property Address: 0 Washington St. Plot 58-14		Case No.:
City: Hanover	State: MA	Zip: 02339

View Along the Right Property LIne

View Towards the Right Property Line

View to the Right Property LIne at Street

House in the background is
111 Washington Street

Client: Mary Dunn & Harold Thomas		File No.: 20-06156
Property Address: 0 Washington St. Plot 58-14		Case No.:
City: Hanover	State: MA	Zip: 02339

View Back Towards the Street

View Along the Front of the Property
Towards the Street

House in the Background is
167 Washington Street

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Mary Dunn & Harold Thomas		File No.: 20-06156
Property Address: 0 Washington St. Plot 58-14		Case No.:
City: Hanover	State: MA	Zip: 02339

COMPARABLE SALE #1

137 Whiting St
Hanover, MA 02339
Sale Date: 03/11/2020
Sale Price: $ 170,000

COMPARABLE SALE #2

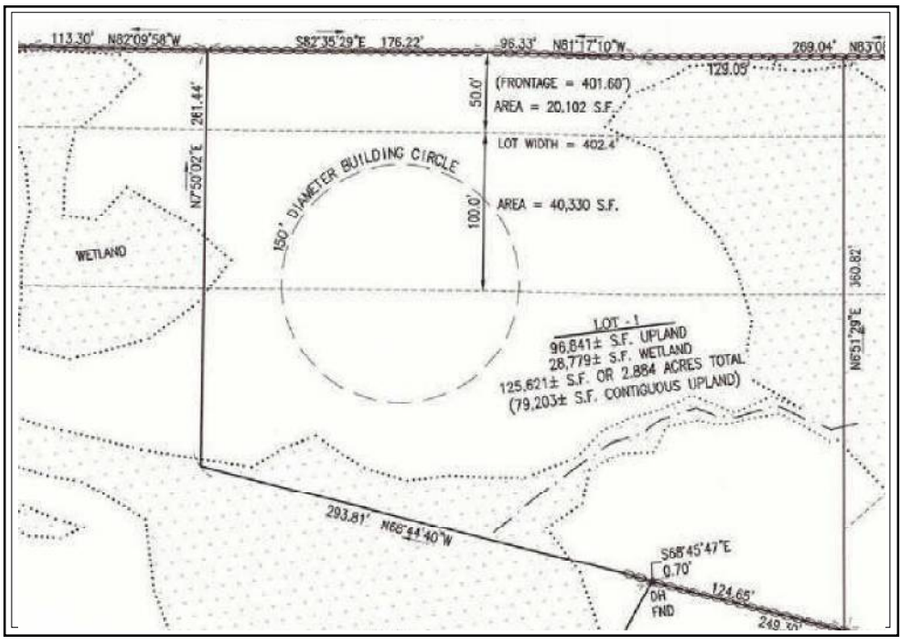
148 Main Street
Hanover, MA 02339
Sale Date: 08/09/2019
Sale Price: $ 265,000

COMPARABLE SALE #3

259 Main Street
Hanover, MA 02339
Sale Date: 07/25/2019
Sale Price: $ 297,900

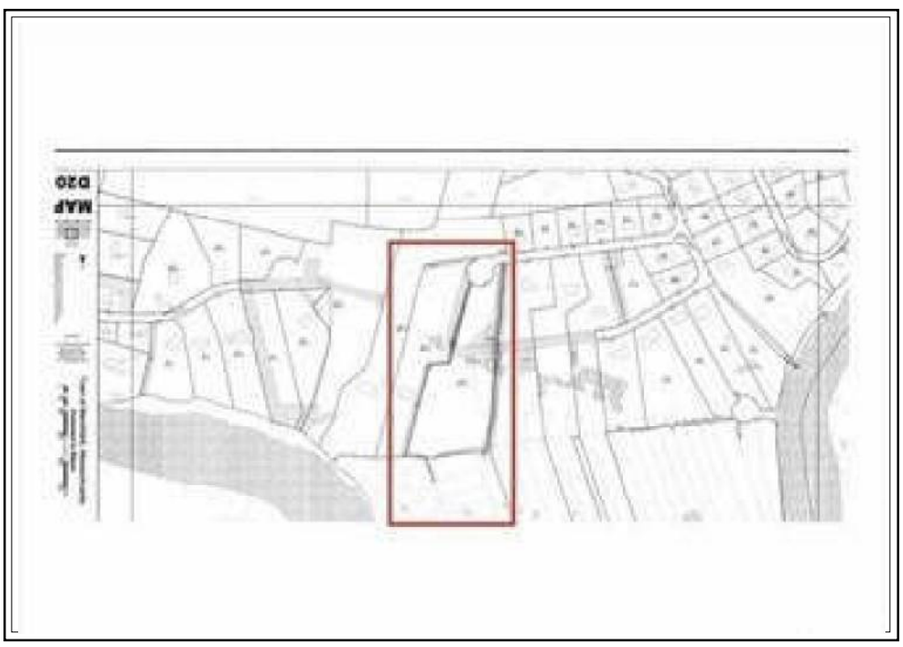
COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Mary Dunn & Harold Thomas	File No.: 20-06156	
Property Address: 0 Washington St. Plot 58-14	Case No.:	
City: Hanover	State: MA	Zip: 02339



COMPARABLE SALE #4

Lot 1 Green Street
Norwell, MA 02061
Sale Date: 08/05/2020
Sale Price: $ 275,000



COMPARABLE SALE #5

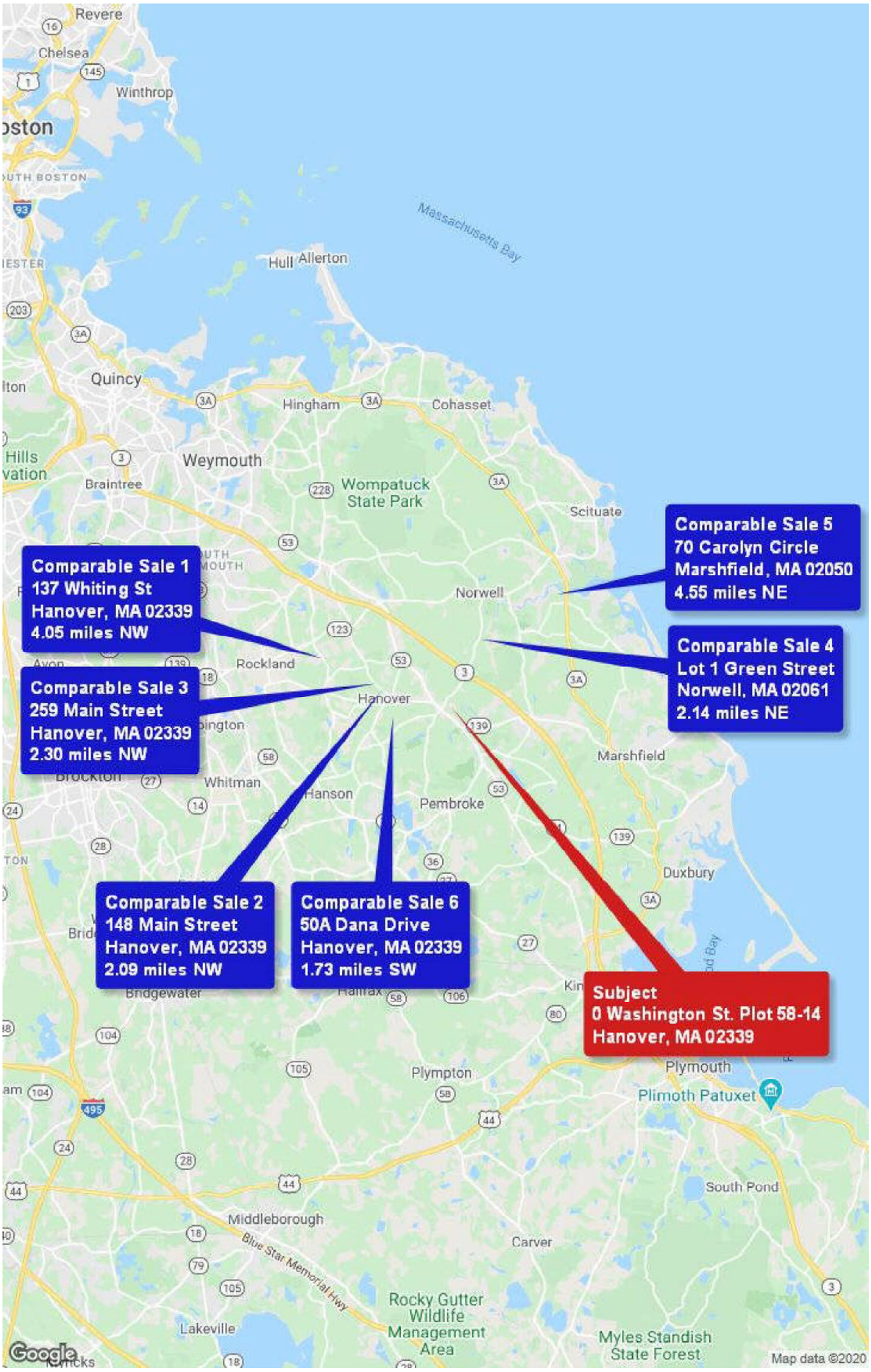
70 Carolyn Circle
Marshfield, MA 02050
Sale Date: 02/14/2020
Sale Price: $ 320,000

COMPARABLE SALE #6

50A Dana Drive
Hanover, MA 02339
Sale Date: 02/12/2018
Sale Price: $ 250,000

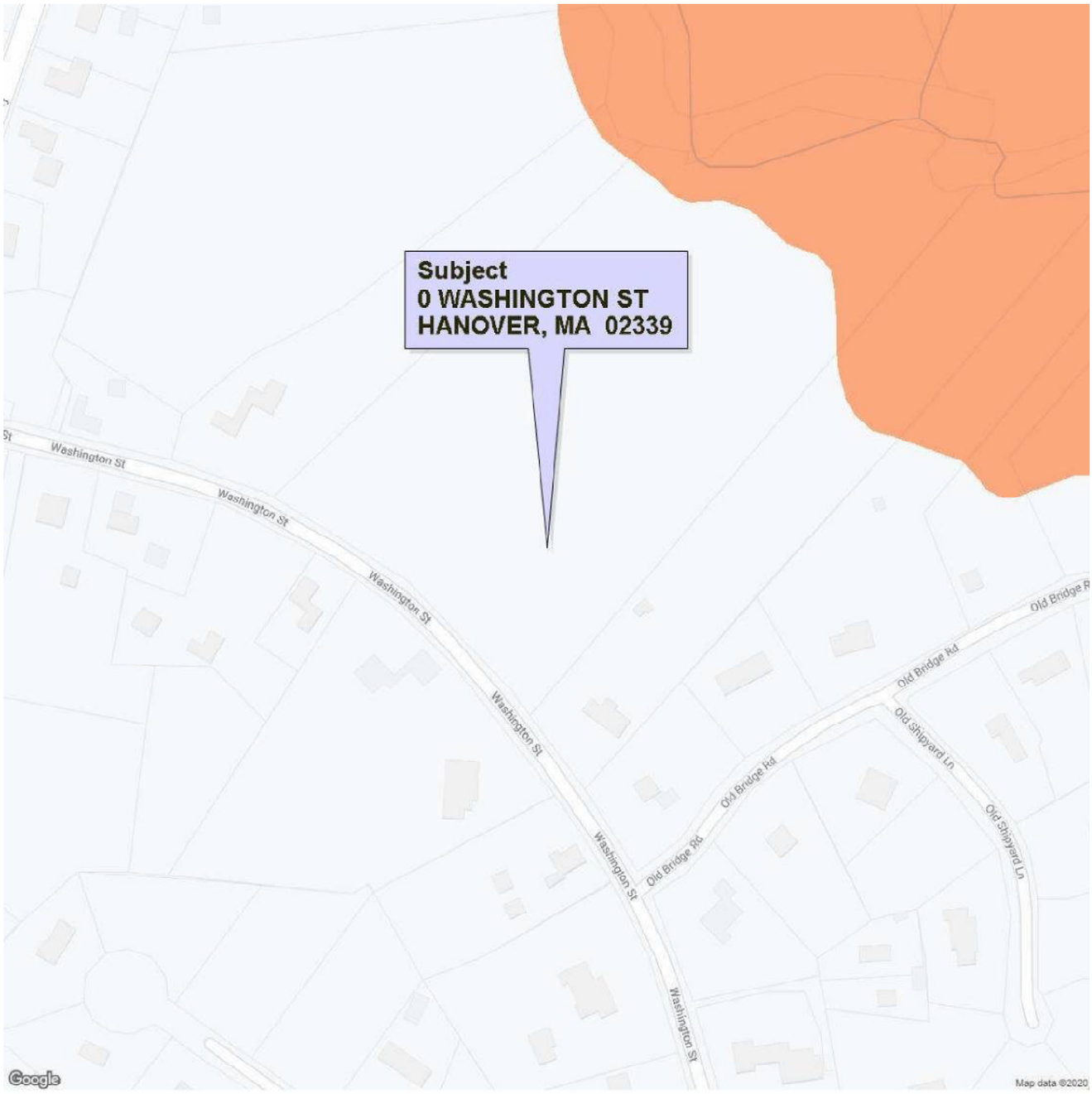
LOCATION MAP

Client: Mary Dunn & Harold Thomas	File No.: 20-06156	
Property Address: 0 Washington St. Plot 58-14	Case No.:	
City: Hanover	State: MA	Zip: 02339



FLOOD MAP

Client: Mary Dunn & Harold Thomas	File No.: 20-06156	
Property Address: 0 Washington St. Plot 58-14	Case No.:	
City: Hanover	State: MA	Zip: 02339



FLOOD INFORMATION

Community: Town of Hanover

Property is NOT in a FEMA Special Flood Hazard Area

Map Number: 25023C0206J

Panel: 25023C0206

Zone: X

Map Date: 07-17-2012

FIPS: 25023

Source: FEMA DFIRM

LEGEND

= FEMA Special Flood Hazard Area – High Risk

= Moderate and Minimal Risk Areas

Road View:

= Forest = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

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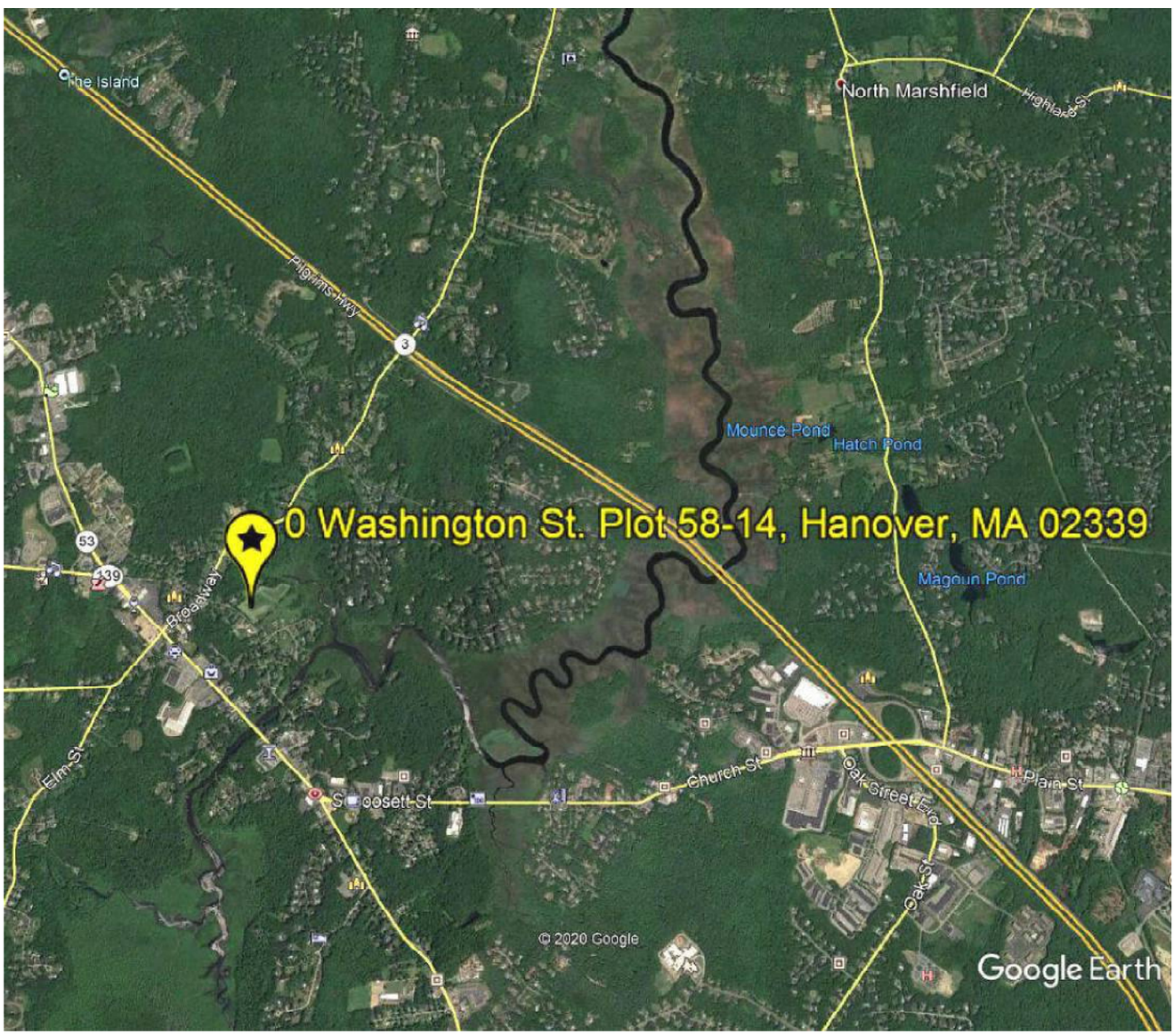

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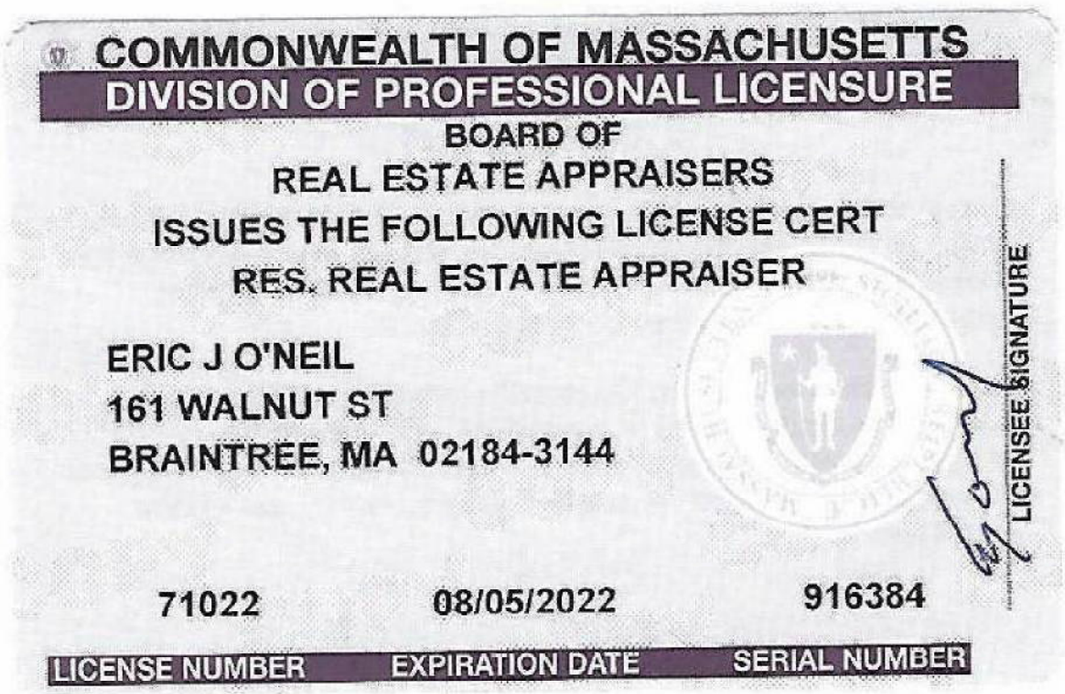

COMMONWEALTH OF MASSACHUSETTS
DIVISION OF PROFESSIONAL LICENSURE
BOARD OF
REAL ESTATE APPRAISERS
ISSUES THE FOLLOWING LICENSE CERT
RES. REAL ESTATE APPRAISER

ERIC J O'NEIL
161 WALNUT ST
BRAINTREE, MA 02184-3144

LICENSEE SIGNATURE

LICENSE NUMBER	EXPIRATION DATE	SERIAL NUMBER
71022	08/05/2022	916384

Client: Mary Dunn & Harold Thomas	File No.: 20-06156	
Property Address: 0 Washington St. Plot 58-14	Case No.:	
City: Hanover	State: MA	Zip: 02339

GREAT AMERICAN INSURANCE GROUP

301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

☒ Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the **Company**.

Policy Number: **RAP4113022-19** Renewal of: **RAP4113022-18**

Program Administrator: **Herbert H. Landy Insurance Agency Inc.**
100 River Ridge Drive, Suite 301 Norwood, MA 02062

Item 1. **Named Insured**: **Eric O'Neil**

Item 2. **Address**: **161 Walnut Street**
City, State, Zip Code: **Braintree, MA 02184**

Item 3. **Policy Period:** From **11/14/2019** (*Month, Day, Year*) To **11/14/2020** (*Month, Day, Year*)
(Both dates at 12:01 a.m. Standard Time at the address of the **Named Insured** as stated in Item 2.)

Item 4. **Limits of Liability**:

A. $ **1,000,000** **Damages** Limit of Liability – Each **Claim**

B. $ **1,000,000** **Claim Expenses** Limit of Liability – Each **Claim**

C. $ **2,000,000** **Damages** Limit of Liability – Policy Aggregate

D. $ **2,000,000** **Claim Expenses** Limit of Liability – Policy Aggregate

Item 5. **Deductible** (Inclusive of **Claim Expenses**):

A. $ **0.00** Each **Claim**

B. $ **0.00** Aggregate

Item 6. **Premium: $ 764.00**

Item 7. **Retroactive Date** (if applicable): **02/21/2006**

Item 8. **Forms, Notices and Endorsements attached**:
D42100 (03/15) D42300 MA (05/13) IL7324 (08/12)
D42413 (06/17) D42412 (03/17) D42408 (05/13) D42402 (05/13)

Authorized Representative

D42101 (03/15)

Page 1 of 1