

Appraisal Report

OF LAND EXCHANGE; 344 LOWELL ST, LEXINGTON, MA 02421

Summary of Salient Facts and Conclusions

Subject Information

i ADDRESS	LAND EXCHANGE; 344 Lowell Street Lexington, MA 02421	
ASSESSOR'S PARCEL #	Portions of 46-101A & 46-99	
LEGAL	New Legal Descriptions to be determined	
CURRENT OWNER	46-101A; Lexington Peace Center, LLC 46-99; Town of Lexington	
CURRENT OCCUPANCY	Both parent parcels are owner occupied	

Proposed Land Exchange	Portion of Parcel 46-101A	Portion of Parcel 46-99
i LAND SIZE	3,701 SF (0.085 acre)	4,635 SF (0.106 Acre)
SHAPE	Irregular	Irregular
TOPOGRAPHY	Basically Level	Downward to West
STREET FRONTAGE	None, frontage on Parcel 46-99 entrance roadway.	None
ZONING	RO, One Family	GC, Government Civic

Assignment

i INTEREST APPRAISED	Fee Simple
VALUE TYPE	Market Value
HIGHEST & BEST USE	Each parcel highest and best use is to be combined to the use of the adjacent property.
DATE OF VALUATION	March 3, 2020
DATE OF REPORT	March 10, 2020

Value Indicators

Value Determinations

	Portion of 344 Lowell ST Site "A"	Portion of 0 Lowell St Site "B"
Indicated Subject Value(Rounded)	\$32,000	\$29,000

Marketing & Exposure Time

i MARKETING TIME	3 to 6 months
EXPOSURE TIME	3 to 6 months

! The current assignment was completed with the hypothetical condition that both of these fractional parcels are 'stand-alone' parcels which are previously split from the parent parcel and available for exchange as such.



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 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 performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- no one provided significant real property appraisal assistance to the person signing this certification.

In addition, I certify that,

- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of the Professional Appraisal Practice of the Appraisal Institute, and the Uniform Standards of Professional Appraisal Practice (USPAP).
- Appraisers are required to be licensed or certified and are regulated by the Massachusetts Department of Consumer Affairs and Business Regulation, 1000 Washington Street, Suite 710, Boston, Massachusetts 02118-6100. Daniel G. Weaver holds the highest certification legally possible in the State of Massachusetts.



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