

A P P R A I S A L

As of August 1, 2021

**of the Real Estate
Located at**

**The Hale Reservation
80 Carby Street
Westwood, Norfolk County, Massachusetts**

**Mark S. Reenstierna
Appraiser**

**T. H. Reenstierna, LLC
Real Estate Appraisers & Consultants
22 Mill Street, Suite 102
Arlington, Massachusetts 02476**

**Client:
Christopher T. Coleman
Town Administrator
Town of Westwood
580 High Street
Westwood, MA 02090**

T.H. REENSTIERNA LLC

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October 25, 2021

Christopher T. Coleman
Town Administrator
Town of Westwood
580 High Street
Westwood, MA 02090

Re: 80 Carby Street, Westwood, Norfolk County, MA

Dear Mr. Coleman:

In accordance with your request, Mark S. Reenstierna has inspected the property located at 80 Carby Street, Westwood, Norfolk County, Massachusetts. He has inspected the property for the purpose of estimating the Market Value of the fee simple estate in the property, as of August 1, 2021, both As Is and as though encumbered by a Conservation Restriction. Enclosed is our appraisal report (a Report of a Complete Appraisal, as these terms are defined by The Appraisal Foundation) giving our observations and conclusions. The property consists of approximately 554.50-acres (24,154,020 square feet) of land.

Mark S. Reenstierna inspected the property and all comparables utilized in this report. The appraiser also performed all investigations, research, and verification. Finally, the appraiser wrote and prepared the report. This report is issued to you in compliance with the minimum standards prescribed in the Uniform Standards of Professional Appraisal Practice (USPAP) adopted by the Appraisal Standards Board of The Appraisal Foundation, as well as any additional policies expressed to us in your engagement letter. This is an Appraisal Report that is intended to comply with the reporting requirements set forth under Standards Rule 2 of the USPAP for an Appraisal Report. The appraisal has been prepared in compliance with the Uniform Appraisal Standards for Federal Land Acquisitions.

Christopher T. Coleman
Town of Westwood

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The purpose of this report is to express an opinion of the market value of the fee simple interest of the property under review, subject to normal limiting assumptions and conditions, as well as, if any, specific non-standard limitations that have been disclosed or expressed to us and are outlined in the accompanying report. We have been informed that the function of this report is to provide you with guidance on the market value of the subject property for acquisition planning purposes. The appraisal has not been based on a requested minimum valuation.

We have not been provided with a list or informed of any personal or other property associated with the realty and improvements thereon, or given any instructions thereto in our engagement. Therefore, the reported value of this appraisal is an estimate of the worth of the rights in the realty. These include all of the physical improvements to the property, but is separate and apart from any other value attributed to any other interest including, but not limited to, any furniture, fixtures, equipment, construction or maintenance materials or supplies, any other personal property, or good will or business associated with the realty.

This letter is not an appraisal report. The opinions of value expressed in this letter can only be understood by reading the following appraisal report, exhibits, other data, assumptions, limiting conditions, and general service conditions.

The Market Value of the fee simple estate in the subject property, AS IS, expressed in terms of cash to the seller in a hypothetical transfer, as of August 1, 2021, is Fifty-Five Million Four Hundred Thousand U. S. Dollars (\$55,400,000).

The Market Value of the fee simple estate in the subject property, AS THOUGH ENCUMBERED BY A CONSERVATION RESTRICTION, expressed in terms of cash to the seller in a hypothetical transfer, as of August 1, 2021, is Thirteen Million Eight Hundred Sixty-Three Thousand U. S. Dollars (\$13,863,000).

Please do not hesitate to call on us if we may be of any further service to you.

Sincerely,



Mark S. Reenstierna
Massachusetts Certified General
Real Estate Appraiser #3803

Christopher T. Coleman
Town of Westwood

Hale Reservation
Westwood, MA

The Hale Reservation, Westwood

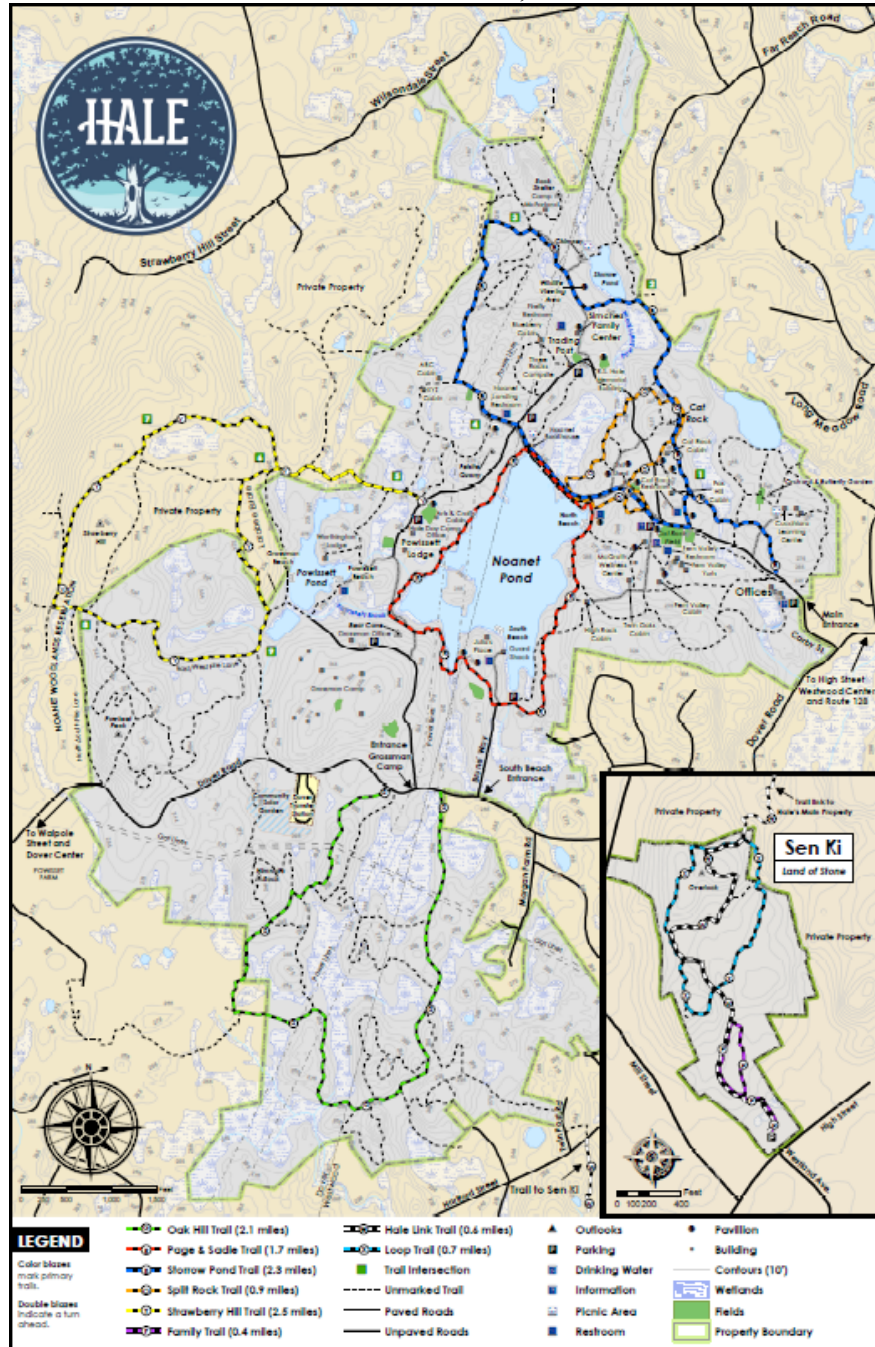


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Christopher T. Coleman
Town of Westwood

Hale Reservation
Westwood, MA

CERTIFICATE OF VALUE AS IS

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

- that the statements of fact contained in this report are true and correct;
- that the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, unbiased professional analyses, opinions and conclusions;
- that I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved;
- that my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event;
- that this appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan;
- that my analyses, opinions, and conclusions were developed and this report has been prepared in conformity with the Uniform Appraisal Standards for Federal Land Acquisitions and complies with USPAP's Jurisdictional Exception Rule when invoked by Section 1.2.7.2 of the *Uniform Appraisal Standards for Federal Land Acquisitions*;
- that Mark S. Reenstierna has made a personal inspection of the property that is the subject of this report, and that the property owner, or [his][her] designated representative, was given the opportunity to accompany the appraiser or speak with the appraiser;
- that no one provided significant professional assistance to the person(s) signifying this report;
- that I have not performed services concerning the subject property over the prior three years;
- 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 Professional Appraisal Practice of the Appraisal Institute;
- and that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representative.

The Market Value of the fee simple estate in the subject property, As Is, expressed in terms of cash to the seller in a hypothetical transfer, as of August 1, 2021, is Fifty-Five Million Four Hundred Thousand U. S. Dollars - \$55,400,000.



Mark S. Reenstierna
Massachusetts Certified General
Real Estate Appraiser #3803

Christopher T. Coleman
Town of Westwood

Hale Reservation
Westwood, MA

CERTIFICATE OF VALUE - CONSERVATION RESTRICTION _____

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

- that the statements of fact contained in this report are true and correct;
- that the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, unbiased professional analyses, opinions and conclusions;
- that I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved;
- that my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event;
- that this appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan;
- that my analyses, opinions, and conclusions were developed and this report has been prepared in conformity with the Uniform Appraisal Standards for Federal Land Acquisitions and complies with USPAP's Jurisdictional Exception Rule when invoked by Section 1.2.7.2 of the *Uniform Appraisal Standards for Federal Land Acquisitions*;
- that Mark S. Reenstierna has made a personal inspection of the property that is the subject of this report, and that the property owner, or [his][her] designated representative, was given the opportunity to accompany the appraiser or speak with the appraiser;
- that no one provided significant professional assistance to the person(s) signifying this report;
- that I have not performed services concerning the subject property over the prior three years;
- 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 Professional Appraisal Practice of the Appraisal Institute;
- and that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representative.

The Market Value of the fee simple estate in the subject property, as though under a Conservation Restriction, expressed in terms of cash to the seller in a hypothetical transfer, as of August 1, 2021, is Thirteen Million Eight Hundred Sixty-Three Thousand U. S. Dollars - \$13,863,000.



Mark S. Reenstierna
Massachusetts Certified General
Real Estate Appraiser #3803

Christopher T. Coleman
Town of Westwood

Hale Reservation
Westwood, MA

EXECUTIVE SUMMARY

Address:	80 Carby Street, Westwood, MA
Ownership:	The Hale Reservation
Property Rights Appraised:	Fee Simple
Value Appraised:	Market Value
Date of Value:	August 1, 2021
Hypothetical Condition:	Conservation Restriction in place
Important Locational Economic Factors:	Westwood locale
Land Area:	554.50-acres (24,154,020 square feet)
Hazardous Waste Assumptions:	Presumed Clean
Zoning:	SR-C Single-Residence C
Flood Zone and FEMA Map Number:	Zones C and A (along Ponds)
Existing Improvements:	Sheds/Camp buildings
Current Use:	Camp and open space
Current Occupancy:	Owner
Highest and Best Use as if Vacant:	Residential Development/Conservation
Highest and Best Use as Improved:	Residential Development/Conservation

Valuation Analysis Conclusions: AS IS

Income Approach:	N/A
Market Approach:	\$55,400,000
Cost Approach:	N/A
Final Market Value Conclusion:	\$55,400,000

Valuation Analysis Conclusions: CONSERVATION RESTRICTION

Income Approach:	N/A
Market Approach:	\$13,863,000
Cost Approach:	N/A
Final Market Value Conclusion:	\$13,863,000

Christopher T. Coleman
Town of Westwood

Hale Reservation
Westwood, MA

SCOPE OF ASSIGNMENT

Location

The subject property contains approximately 554.50-acres of land or 24,154,020 square feet, located on both the northerly and southerly sides of Dover Road, Westwood, Norfolk County, Massachusetts. The property is identified on plans of the Westwood Assessors as follows:

#	Street	Town	Use	Land Sq Ft	Acres	Map-Lot
80	Carby St	Westwood	950	14,881,838	341.64	M:004 B:000 L:001
	Longmeadow Driverear	Westwood	930	233,046	5.35	M:005 B:000 L:078
	Stevens Circlerear	Westwood	930	334,976	7.69	M:005 B:000 L:090
	Dover Rd	Westwood	950	805,424	18.49	M:008 B:000 L:036
	Dover Rd	Westwood	950	149,846	3.44	M:008 B:000 L:044
	Dover Rd	Westwood	950	116,305	2.67	M:008 B:000 L:045
573	Dover Rd	Westwood	950	61,855	1.42	M:012 B:000 L:001
	Dover Rd	Westwood	950	290,110	6.66	M:013 B:000 L:186
	Morgan Farm Rd	Westwood	950	167,706	3.85	M:013 B:000 L:215
	Hartford St	Westwood	950	200,376	4.6	M:019 B:000 L:017
	Hartford St	Westwood	950	5,404,489	124.07	M:020 B:000 L:013
	Twin Post Rd	Westwood	950	18,731	0.43	M:020 B:000 L:178
	Twin Post Rd	Westwood	950	22,651	0.52	M:020 B:000 L:179
	Twin Post Rd	Westwood	952	17,860	0.41	M:020 B:000 L:180
	Hartford Streetrear	Westwood	930	154,202	3.54	M:027 B:000 L:025
1255	High St	Westwood	950	1,294,603	29.72	M:028 B:000 L:033
	Totals			24,154,020	554.50	

Ownership

The property is owned by The Hale Reservation as shown in various deeds recorded at the Norfolk County Registry of Deeds. The following deed references have been provided. We have not ascertained the completeness of these deeds and assume that they describe the property adequately:

Christopher T. Coleman
Town of Westwood

Hale Reservation
Westwood, MA

#	Street	Town	Transfer Date	Book	Page
80	Carby St	Westwood	10/30/1997	12060	581
	Longmeadow Driverear	Westwood	11/13/1996	741	141
	Stevens Circlear	Westwood	11/13/1996	11589	484
	Dover Rd	Westwood	05/15/2000	14159	233
	Dover Rd	Westwood	05/15/2000	14159	233
	Dover Rd	Westwood	05/15/2000	14159	233
573	Dover Rd	Westwood	10/29/2010	28206	400
	Dover Rd	Westwood	07/13/2000		
	Morgan Farm Rd	Westwood			
	Hartford St	Westwood	08/20/1993	10052	242
	Hartford St	Westwood	09/01/1981	5927	142
	Twin Post Rd	Westwood			
	Twin Post Rd	Westwood			
	Twin Post Rd	Westwood			
	Hartford Streetrear	Westwood	03/01/1982	1956	510
1255	High St	Westwood	03/01/1982	1956	510

Purpose of Appraisal

The purpose of this appraisal is to estimate the Market Value of the fee simple estate in the subject property, both As Is and as if encumbered by a Conservation Restriction, as of August 1, 2021.

Courts and appraisal organizations make use of different definitions of "Market Value" or "Fair Market Value." All refer to a hypothetical sale in which the seller offers property in a competitive market and accepts the highest price offer made. That price, as estimated by the appraisers, is the most probable selling price and the Market Value. An exchange of property for cash to the seller is typically presumed, unless other terms are standard in the market and are available for the subject property. If seller financing, an assumable mortgage, tax credits, or other such terms are taken into account, these are made explicit in this report.

Christopher T. Coleman
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The following definitions, as prescribed in the Uniform Appraisal Standards for Federal Land Acquisitions, have been followed in this appraisal.

The definition of Market Value applied here follows.

Market value is the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of value, after a reasonable exposure time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property.

The definition of highest and best use is as follows:

The highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future.

The definition of a fee simple estate is as follows:

A fee simple estate is absolute ownership unencumbered by any other interest or estate subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (*The Dictionary of Real Estate*, 6th Edition, The Appraisal Institute, Chicago, 2015)

A conservation easement, or restriction, is an interest in real estate restricting future land use to preservation, conservation, wildlife habitat, or some combination of those uses. A conservation easement may permit farming, timber harvesting, or other uses of a rural nature as well as some types of conservation-oriented development to continue, subject to the easement.

Scope of Work

This appraisal report is prepared at the request of Christopher T. Coleman, on behalf of the Town of Westwood (client and intended user of this appraisal) for valuation of an asset that is under consideration to be acquired, either in fee simple or as a conservation restriction. This assignment calls for a narrative appraisal report in conformity with the Uniform Standards of Professional Appraisal Practice and the Uniform Appraisal Standards for Federal Land Acquisitions, including an inspection of the property, a complete highest and best use analysis, and application of the three traditional approaches to valuation. The analyses that are applied here are analyses typically applied by the appraisers in valuations of properties subject to eminent domain proceedings. In this case, the Sales Comparison

Christopher T. Coleman
Town of Westwood

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Westwood, MA

Approach and the Subdivision Approach to Value are appropriate for the analysis of the subject property.

The Uniform Standards of Professional Appraisal Practice require that an appraiser not undertake an assignment without the expertise and competence necessary for its proper completion. The appraisers are experienced in the valuation of large residential properties, and in the valuation of properties that are subject to conservation restrictions. The appraisers are competent to perform this valuation.

To the knowledge of the appraisers, in the three years prior to this appraisal, the subject property had not been marketed for sale, placed under agreement for sale, or sold. The owners of the property are in discussions with their respective communities regarding the transfer of the property, either in fee or under conservation restrictions.

We are aware of a lease that may affect the property. However, we have not been provided with the terms of the lease. The valuation that is presented here is of the Fee Simple Estate. The valuation is of the real estate only.

The land area reported here is the area reported on plans and assessment data from the Town of Westwood Board of Assessors and the Town of Westwood GIS.

Mark S. Reenstierna conducted an inspection of the property, on May 11 and again on August 1, 2021. Mr. Coleman has provided plans and other information to the appraisers, including a study done in 2012 by Beals Associates, Inc. We have utilized this study for a description of the property as well as for guidance regarding potential development scenarios for the various areas of the subject property. The study can be found in the addenda. The data in this report are derived from numerous sources including the following.

- deed at Norfolk County Registry of Deeds
- assessments at Westwood Board of Assessors
- Westwood zoning maps and by-laws
- Massachusetts Department of Environmental Protection, regarding history of possible contamination
- personal inspection
- site plans from Assessors/Westwood GIS
- site and building plans supplied by client
- U.S.G.S. maps
- flood plain maps
- published data sources
- deeds for comparable properties

Christopher T. Coleman
Town of Westwood

Hale Reservation
Westwood, MA

- conversations with brokers or principals for sales, as noted
- inspection of comparable sales
- Various files, documents and reports within the appraiser's library

In all cases, participants or brokers involved in sales were contacted for verification. In some cases, verification was not possible; in others, participants in sales revealed information, which is described in the "Comment" section for each sale.

Appraisal Development and Reporting Process

In preparing this appraisal, the appraisers:

1. inspected the subject site;
2. gathered information on land sales;
3. confirmed and analyzed the data and applied the Market Approach to value.

To develop the opinion of value, the appraiser performed a complete appraisal process, as defined by the Uniform Standards of Professional Appraisal Practice.

Christopher T. Coleman
Town of Westwood

Hale Reservation
Westwood, MA

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS _____

An appraisal is an unbiased estimate of the value of a property reached through an analysis of that property and of data from the marketplace. An appraisal is not a certification of the soundness of a building, a survey, or a legal document (for instance, a title examination), though assumptions regarding these and other matters are made. Among the major assumptions and limiting conditions of this appraisal are those that follow.

1. This is an Appraisal. The appraisers have applied all standard methods of analysis that are appropriate to the subject property and have performed research and analyses consistent with the standards for an Appraisal.
2. This is an Appraisal Report which is intended to comply with the reporting requirements set forth under Standard Rule 2 of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report as well as the Uniform Appraisal Standards for Federal Land Acquisitions. As such, it does include full discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraisers' opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraisers' file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraisers are not responsible for unauthorized use of this report.
3. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
4. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
5. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
6. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
7. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
9. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
10. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.

Christopher T. Coleman
Town of Westwood

Hale Reservation
Westwood, MA

11. It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.

12. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.

13. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.

14. The appraisers are not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraisers that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The appraisers' value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions or for any expertise or engineering knowledge required to discover them. The appraisers' descriptions and resulting comments are the result of the routine observations made during the appraisal process.

15. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine whether the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility. It is assumed that the subject may be used as described without adoption of any further program for compliance other than such programs as may be specified here.

16. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with submitted plans and specifications.

17. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

18. This report may not be used for any purpose by any person other than the party to whom it is addressed (or the parties listed as intended users in the Scope of Assignment section of this report, for the function specified) without the written consent of the appraisers and, in any event,

*Christopher T. Coleman
Town of Westwood*

*Hale Reservation
Westwood, MA*

only with proper written qualification and only in its entirety. The report is not for use by parties not listed as intended users or for functions other than those specified in the Scope.

19. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or the firm with which the appraisers are connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraisers.

20. If an income analysis is part of this appraisal, the projections of future cash flow and resale value are intended only to reflect the thinking of a typical investor, as modeled by the appraisers, as of the appraisal's effective date and are not meant as any form of guarantee that such cash flow will actually be achieved or as the appraisers' personal opinion regarding the likelihood of future events. No analysis of future value or future cash flow is undertaken here other than that explicitly described in the text.

21. Unless otherwise stated, this appraisal takes no account of the potential for a higher price for the subject than that available on the general market that may result from buyers such as abutters who may gain special benefits from acquisition. Discovery of the identity, motivation, and purchasing power of parties in a position to gain special benefits requires information not publicly available and is beyond the scope of this appraisal.

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Town of Westwood

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Westwood, MA

HYPOTHETICAL CONDITION: that which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

EXTRAORDINARY ASSUMPTION: an assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. This appraisal is not subject to any extraordinary assumptions.

This appraisal assumes that a Conservation Restriction has been imposed on the property.

It is important to note that the Appraiser's inspection of the subject property is done only as part of the appraisal assignment's scope of work, which is one of the recognized and required steps in the appraisal process, as required by the lender/client. The Appraiser is NOT a qualified property inspector and makes no representation or warranty about the current or future condition, quality or adequacy of the structural and/or mechanical components of the subject property. The borrower(s)/owner(s) should not rely upon any representation or description contained in the appraisal report concerning these aspects of the subject property. It is recommended that the borrower(s)/owner(s) obtain an inspection report from a qualified expert such as a property inspector.

Statement Relative to the Coronavirus (COVID-19):

COVID-19 has been declared a pandemic and a national state of emergency in place. Substantial turmoil has occurred in financial markets and due to the developing situation, it is not possible at this time to quantify its long-term or short-term effects on real estate markets or on the subject property. The value opinion contained in this appraisal is based on findings of an analysis of market data available to the appraiser at the time of the assignment.

Christopher T. Coleman
Town of Westwood

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Westwood, MA

DESCRIPTION OF REAL ESTATE APPRAISED

Town of Westwood

Westwood was established in 1897. It is made up of a community of 14,626 located 12 miles southwest of Boston. Westwood is situated at the junction of Route 95/128 and 93 and provides an excellent location for its residents with easy access to Boston, but with all the elements of a beautiful suburban community. Westwood also has two commuter rail lines and full MBTA bus service on Routes 1 and 1A (Washington Street).

Westwood is recognized for the quality of its education. There are five elementary schools, a Middle School and High School. Students consistently score in the top percentiles on national tests, MCAS, and the overwhelming majority of students graduating from the high school go on to higher education. The Town also encourages and maintains many recreational areas and facilities, including numerous conservation areas, playgrounds, ball fields and an indoor pool facility. The Town has two libraries, a senior center, Youth & Family Services, and numerous community-sponsored events for the Town's residents.

Westwood is home to over two hundred businesses in established commercial areas, each varied in character. Development is continuing at the University Station project which is a mixed-use overlay project that includes a 2.3 million square foot retail, office and residential area, conveniently located near the Route 128 train station with a commuter rail stop and the station is the sole regional stop for AMTRAK high-speed rail service from Boston to New York and Washington. The highway business district, Route 1, is comprised of larger retail and service establishments as well as corporate offices. The shopping areas of High Street and Islington's Washington Street provide retail services for residents that enhance the quality of life in town. Additionally, High Street houses the municipal buildings, the main public library, one of our fire stations and the police department. Residents and businesses are served by first-rate town services, with water from the Dedham Westwood Water District, sewer services from the Massachusetts Water Resource Authority, electricity from NSTAR and natural gas from Algonquin Gas.

The Town of Westwood Massachusetts is governed by the Board of Selectmen, which is made up of three members who are elected for three-year overlapping terms. The Town adopted a Home Rule Charter, which provides for the Selectmen, Open Town Meeting, and Town Administrator form of government.

The town of Westwood was originally a part of Dedham, until it was officially incorporated in 1897. An early account of the formation of Westwood is in the Dedham Historical

*Christopher T. Coleman
Town of Westwood*

*Hale Reservation
Westwood, MA*

Register of April 1897. As stated in the Dedham Historical Register, “The formation of a separate town by the division of the Town of Dedham is not a question of recent or sudden growth; it has been discussed at different intervals for many years.” The final petition that resulted in the incorporation of the Town of Westwood was suggested in November of 1896. The petition was quickly prepared and circulated once the residents of West Dedham realized that they must act quickly to receive consideration from the Legislature in 1897. It is interesting to note that the separation of Westwood from Dedham took seven public meetings and seven months from petition start to incorporation of the new town on April 2, 1897 which was not so coincidentally just 3 days before the state set appropriations for the coming fiscal year. The new town was scheduled to be incorporated one month earlier in March but ran into problems in the Senate when on March 8, 1897, a senator from Nahant objected to the originally proposed name of Nahatan for the new town. A change to the town name Westwood was quickly made and the bill was passed.

The Dedham Historical Register makes no mention of the reasons for separation, but water rights to Buckmaster Pond has long been identified as fueling West Dedham residents to separate from Dedham. The Dedham Westwood Water District (DWWD) which can be traced back to the Dedham Water Company incorporated in 1876, provides a history of the district. DWWD provides a detailed description of how Buckmaster Pond was considered for a water supply for Dedham but then was discounted because of the cost to transport the water from West Dedham to Dedham's town center almost 4 miles away. Once Buckmaster Pond was determined to be an unacceptable water supply for Dedham town center, Dedham gave the water rights of the pond to the Town of Norwood in 1885. The residents of West Dedham lost a water supply close to their land which might have presented at least one reason for separation.

Demographic information can be found in the addenda.

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Immediate Neighborhood

The subject is located in the western portion of Westwood, on the Dover town line. The site straddles the north and south sides of Dover Road. The neighborhood consists primarily of the subject, residential properties and open space. There has been some new construction between 2015 through 2020, but sales of vacant land are increasing, albeit limited due to the scarcity. Demand for large lots with good privacy is higher than for standard building lots, due to both scarcity, and desirability of recreational access. The neighborhood has varied topography and is traversed, north-south by high tension power lines and east-west by a natural gas supply line to the south of Dover Road. Utilities, including electricity, natural gas, telephone, and multi-media. Municipal water and sewer are available.

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Zoning and Other Use Restrictions

Zoning is defined as follows by the Appraisal Institute.

“The public regulation of the character and extent or real estate use through police power; accomplished by establishing districts or areas with uniform restrictions relating to improvements; structural height, area and bulk; density of population; and other aspects of use and development of private property.”
(The Dictionary of Real Estate Appraisal, Third Edition, Chicago, 1993, p. 399)

The subject property is situated within the Single-Residence C zoning district. Single-family dwellings are an allowed use.

5.2 TABLE OF DIMENSIONAL REQUIREMENTS¹

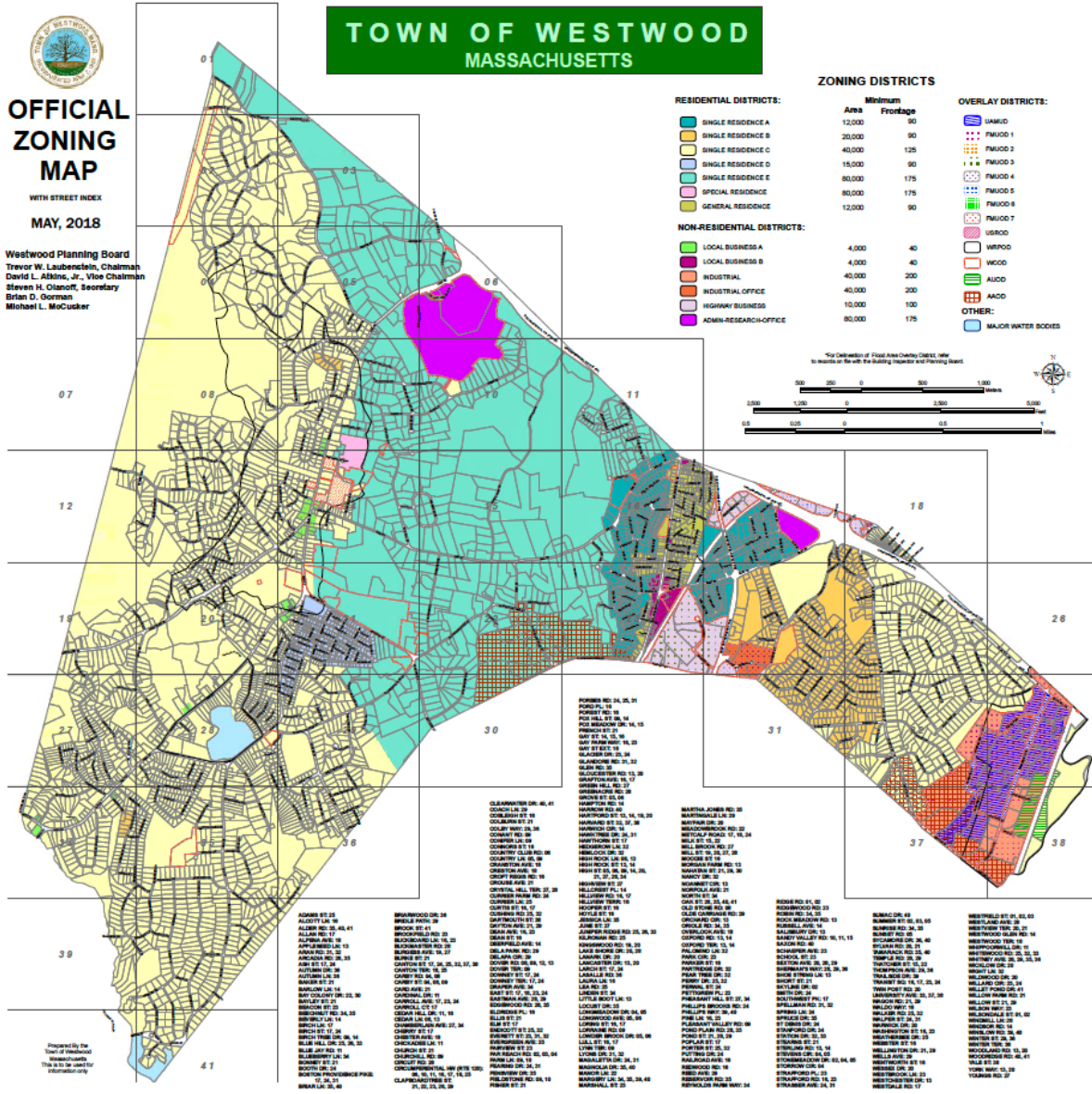
DISTRICTS		DIMENSIONAL REQUIREMENTS								
		Minimum Lot Area (sq ft)	Minimum Lot Frontage (feet)	Minimum Lot Width (feet)	Minimum Nonwetland Area ² (sq ft)	Minimum Front Setback ³ (feet)	Minimum Side Yard Setback ⁴ (feet)	Minimum Rear Yard Setback ⁴ (feet)	Maximum Building Coverage (%)	Maximum Impervious Surface (%)
5.2.1	SRA	12,000	90	90	12,000	25	15 ⁵	30 ⁶	25	50
5.2.2	SRB¹³	20,000	90	90	15,000	25	15 ⁵	30 ⁶	25	50
5.2.3	SRC¹³	40,000	125	125	30,000	40	20 ⁷	30 ⁸	25	50
5.2.4	SRD	15,000	90	90	12,000	25	15 ⁵	30 ⁶	25	50
5.2.5	SRE¹³	80,000	175	175	60,000	40	20 ⁷	30 ⁸	25	50
5.2.6	GR	12,000	90	90	12,000	25	15 ⁵	30 ⁶	25	50
5.2.7	SR	80,000	175	175	60,000	40	20 ⁷	30 ⁸	25	50
5.2.8	LBA	4,000	40	40	4,000	10	15 ⁹	15	25	80
5.2.9	LBB	4,000	40	40	4,000	0	15 ⁹	15	25	80
5.2.10	HB	10,000	100	100	10,000	50	15	15	50	80
5.2.11	I	40,000	200	200	12,000	50	15 ¹⁰	15 ¹¹	50	80
5.2.12	IO	40,000	200	200	12,000	50	15 ¹⁰	15 ¹¹	50	80
5.2.13	ARO	80,000	175	175	60,000	50	30 ¹²	30	30	50

Conformity: Our understanding of the zoning by-law indicates that the subject is a conforming use of a conforming lot in the zoning districts.

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Zoning Map



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Property Description

The subject property consists of approximately 554.50-acres of land with frontage along Dover Road, Carby Street and Twin Pond Drive. The site consists of mixed topography, with level to rolling lands and steep, rocky areas, and there appear to be wetlands within the site. The southern portion of the site is crossed, easterly-westerly, by a gas line easement. An electric utility easement crosses, northerly-southerly, through the western portion of the site, generally at the Dover-Westwood town line. Additional descriptive narrative from a report done for the Hale Reservation by Beals in 2012 has been included the addenda.

It may be noted that research on the site revealed no indications of contamination. For the purpose of this appraisal, the property is valued as though free of contamination. No personal property or equipment is included with the real estate valued here.

Improvements

A portion of the subject is a camp and is improved with various structures related that camp use. No personal property or equipment is included with the real estate valued here.

Legal Description and History

The property has been owned by The Hale Reservation for more than twenty years, as shown in various deeds recorded at the Norfolk County Registry of Deeds. The following legal references are found within the Westwood Assessors’ records:

#	Street	Acres	Map-Lot	Transfer Date	Book	Page
80	Carby St	341.64	M:004 B:000 L:001	10/30/1997	12060	581
	Longmeadow Driverear	5.35	M:005 B:000 L:078	11/13/1996	741	141
	Stevens Circlear	7.69	M:005 B:000 L:090	11/13/1996	11589	484
	Dover Rd	18.49	M:008 B:000 L:036	05/15/2000	14159	233
	Dover Rd	3.44	M:008 B:000 L:044	05/15/2000	14159	233
	Dover Rd	2.67	M:008 B:000 L:045	05/15/2000	14159	233
	573	Dover Rd	1.42	M:012 B:000 L:001	10/29/2010	28206
Dover Rd		6.66	M:013 B:000 L:186	07/13/2000		
Morgan Farm Rd		3.85	M:013 B:000 L:215			
Hartford St		4.6	M:019 B:000 L:017	08/20/1993	10052	242
Hartford St		124.07	M:020 B:000 L:013	09/01/1981	5927	142

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	Twin Post Rd	0.43	M:020 B:000 L:178			
	Twin Post Rd	0.52	M:020 B:000 L:179			
	Twin Post Rd	0.41	M:020 B:000 L:180			
	Hartford Streetrear	3.54	M:027 B:000 L:025	03/01/1982	1956	510
1255	High St	29.72	M:028 B:000 L:033	03/01/1982	1956	510

Assessment & Taxes

The subject property has been assigned the following value for the fiscal year 2021, by the Assessors of the Town of Westwood.

#	Street	Use	Land Sq Ft	Acres	Map-Lot	Improvements	Land	Total
80	Carby St	950	14,881,838	341.64	M:004 B:000 L:001	\$856,150	\$12,287,200	\$13,143,350
	Longmeadow Driverear	930	233,046	5.35	M:005 B:000 L:078		\$21,400	\$21,400
	Stevens Circlerear	930	334,976	7.69	M:005 B:000 L:090		\$246,100	\$246,100
	Dover Rd	950	805,424	18.49	M:008 B:000 L:036		\$1,413,200	\$1,413,200
	Dover Rd	950	149,846	3.44	M:008 B:000 L:044		\$811,200	\$811,200
	Dover Rd	950	116,305	2.67	M:008 B:000 L:045		\$780,400	\$780,400
573	Dover Rd	950	61,855	1.42	M:012 B:000 L:001	\$450,750	\$321,200	\$771,950
	Dover Rd	950	290,110	6.66	M:013 B:000 L:186		\$26,650	\$26,650
	Morgan Farm Rd	950	167,706	3.85	M:013 B:000 L:215		\$15,400	\$15,400
	Hartford St	950	200,376	4.6	M:019 B:000 L:017		\$18,400	\$18,400
	Hartford St	950	5,404,489	124.07	M:020 B:000 L:013		\$3,760,400	\$3,760,400
	Twin Post Rd	950	18,731	0.43	M:020 B:000 L:178		\$1,700	\$1,700
	Twin Post Rd	950	22,651	0.52	M:020 B:000 L:179		\$2,500	\$2,500
	Twin Post Rd	952	17,860	0.41	M:020 B:000 L:180		\$1,951	\$1,950
	Hartford Streetrear	930	154,202	3.54	M:027 B:000 L:025		\$14,150	\$14,150
1255	High St	950	1,294,603	29.72	M:028 B:000 L:033	\$5,750	\$118,900	\$124,650
			24,154,020	554.50		\$1,312,650	\$19,840,751	\$21,153,400
						Tax rate	14.78	\$312,647.25

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Assessed values are not reliable indicators of Fair or Market Value and are used by municipalities for tax purposes only. The assessment for the subject appears low with respect to the value as estimated here. The subject property is operated as a charitable endeavor and is not subject to property taxation. The tax burden indicated is for reportorial purposes.

Assessed Valuation:

- “1. The figure at which the property is put on the assessment roll and, unless altered by a higher authority, the basis upon which the property tax levy is distributed among the property owners. Assessed values may differ from market values for these major reasons: fractional assessment laws, partial exemption, and problems in keeping assessed value current.
2. The assessor's estimate of market value before deductions for partial exemptions and before the application of any factor prescribed by law or tradition concerning the level of assessment.”

(Real Estate Appraisal Terminology, Society of Real Estate Appraisers, Cambridge, Ballinger Publishing Company, 1984, p. 19)

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Highest and Best Use

The definition of highest and best use is as follows.

The highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future.

There are four essential steps in analyzing the highest and best use of the subject property. The first step is a consideration of possible uses and elimination from consideration of those uses that are not physically possible on the site. The second step is a review of legal uses or permissible uses and elimination from consideration of those uses that are not allowed under the current zoning or *any* deed or other legal restrictions. The third step is a review of feasible uses. Feasible uses are uses that will produce *any* return on investment to the owner of the site; those uses that do not produce *any* return are eliminated from consideration. The fourth and final step is a determination of the single use from among the uses remaining under consideration that will produce the highest return to the owner. This use is the "highest and best" use and is the use on which the valuation analysis is based.

It is important to note the limits to which it is possible to be specific in the determination of highest and best use. For instance, in a market in which similar parcels of land are purchased for retail use, office use, and hotel use, it may be possible only to specify that the highest and best use for a subject property is for general commercial development.

The highest and best use of the property as improved may be different from the highest and best use of the site as if vacant. This occurs when the improvement to the site is an under-improvement or not an appropriate use but still contributes to the value of the property in excess of the value of the vacant site.

Highest and best use of land or a site as though vacant has been defined as follows:

“Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing *any* improvements.” (*The Dictionary of Real Estate Appraisal*, Third Edition)

The subject property consists of an approximately 554.50-acre (24,154,020 square feet), irregularly shaped parcel of land with frontage along Dover Road. The subject site has varying topography, from rolling to steeply sloping. The existing site is a legal conforming lot. The shape and topography of the site do not present insurmountable impediments to the development of the site. The subject is within the SRC – Single Residence C zoning district. A portion of the site is also within Zone II of the Water Resource Protection District. The site has sufficient land area to support 604 single-family residential lots of at least 40,000

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square feet each. However, the ponds, wetlands, topography, power and gas lines have an impact on the developability of the site, as does the need to construct the roadways to service these lots. We have considered a number of conceptual development scenarios, including cluster and traditional layouts, and have concluded that the scenarios presented within the 2012 Beals report (found in the addenda) present the most likely development of the subject property. We have concluded that a division of the property into 236 lots (171 on the north side of Dover Road and 65 on the south) is the most likely development of the site and represents the highest and best use of the site.

The highest and best use of property as improved is defined by the Appraisal Institute as follows:

“The use that should be made of a property as it exists. An existing property should be renovated or retained as is as long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one.” (*The Dictionary of Real Estate Appraisal*, Third Edition, Chicago)

The subject is improved with camp facilities of varying condition and quality. These do not represent the highest and best use.

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APPRAISAL PROCESS

The purpose of this report is to arrive at an estimate of the Market Value of the subject property. This is achieved by a systematic gathering, classification, and analysis of data required in the development of the three basic approaches to value: the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach.

Appraisal Analysis

The subject property will be valued by the Sales Comparison Approach. Both the Income Capitalization Approach and the Cost Approach were considered but not used. The Income Capitalization Approach was not used due to a lack of rental information for similar properties. The Cost Approach was not used.

The Sales Comparison Approach

This approach provides a useful analytical tool, which attempts to abstract from actual realty conveyances a common denominator, typically expressed as sale price per physical or economic unit, and is subsequently adjusted to reflect the characteristics of the subject, which serves as the standard. It is noted that the comparable sales utilized in this approach are of waterfront residential properties in Westwood and surrounding communities. The sites vary in location and size, as well as other differences. It is typical for buyers and sellers of this property type to rely on the Sales Comparison Approach to value. Their buy/sell decision is typically based upon a whole price, or sometimes upon a price per economic unit, i.e. price per square foot of land area or price per acre. We have based our analysis upon the whole price.

Our research has uncovered several sales of residential lots within the subject's market locus of properties considered similar to the subject. The following sales were considered.

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Address	#	Street	Status	Sold Date	List \$	Sale \$	Land SF
326 Blue Hill Drive	326	Blue Hill Drive	ACT		\$1,125,000		129,475
101 High Street	101	High Street	ACT		\$3,800,000		527,206
450 Canton Street	450	Canton Street	SLD	08/13/21	\$799,900	\$831,000	40,010
730 Gay Street (LOT 2B)	730	Gay Street (LOT 2B)	SLD	09/24/21	\$649,900	\$625,000	33,495
1505 High Street	1505	High Street	SLD	10/01/20	\$549,000	\$549,000	42,085
405 Nahatan Street	405	Nahatan Street	SLD	03/26/21	\$650,000	\$625,000	160,300
25 Winter St	25	Winter St	SLD	08/02/21	\$655,000	\$625,000	40,075
35 Winter Street	35	Winter Street	SLD	06/03/20	\$685,000	\$650,000	40,075
45 Winter Street	45	Winter Street	SLD	10/25/20	\$650,000	\$650,000	40,075
55 Winter Street	55	Winter Street	SLD	11/19/20	\$675,000	\$675,000	40,075
Lot148-290 Summer Street	Lot148-290	Summer Street	UAG	08/20/21	\$875,000		87,850
AVERAGE					\$1,010,345	\$653,750	107,338
MEDIAN					\$675,000	\$637,500	40,075
MAXIMUM					\$3,800,000	\$831,000	527,206
MINIMUM					\$549,000	\$549,000	33,495

The above sales present an unadjusted value range from \$549,000 to \$881,000 and include two active listings and one currently under agreement to sell. These offerings are included for reportorial value due to their locations. We have considered the actual sales and under agreements as comparable to the typical, conceptual lot at the subject.

The most useful method of analysis is on the basis of the total price paid. These properties have been compared to a typical lot at the subject and adjusted where necessary to reflect differing attributes which might influence value. A superior element in a sale compared with the subject requires a downward (negative) adjustment, while an inferior element requires an upward (superior) adjustment to the sale price per unit.

The appraisers have examined the deed and mortgage (where applicable) for each of the comparable sales utilized in this analysis. Each of the sales is considered to be an arms-length transaction, with both the buyer and seller acting freely and knowledgeably.

Neither the financing arrangements nor the circumstances of the sales listed are considered atypical for properties of this type, in this market. The appraisers have, therefore, made no adjustments to the comparable sales for financing or property rights transferred.

The sales took place over the period from 2020 through 2021, a period marked by appreciation. We have adjusted the sales upward to reflect the increasing market.

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Differences in attributes that might influence value examined in this analysis include location and lot size. The sales are equal to the subject in terms of topography. These adjustments are not intended to be an exhaustive discussion of the differences between the subject and these sales, the adjustments are intended to point out the obvious differences between the sales and the subject and attempt to quantify their effect on the sale price.

Conclusion – After adjustments, the comparable sales indicate a value of \$650,000 per lot for the lots possible on the northern side of Dover Road and \$600,000 for those on the southern side. This per lot value will be applied in a Subdivision analysis that follows:

The Subdivision Approach

In the Subdivision Approach, the expenses of development are deducted from gross sales to obtain a net cash flow over the development period, with the flows discounted to a present worth at a rate of return that investors require. The first step in developing a subdivision analysis is to estimate the retail value of an “average” lot within the subject holding. This has been done in the above Sales Comparison Approach.

The following is an explanation of the expenses involved in the subdivision analysis.

Sellout - The appraisers have determined that a sellout time of 180 months (fifteen years) for the 236 available lots at the subject is appropriate. The sellout has been divided into 12 - month periods, with 5% appreciation per period on the basis of an analysis of market conditions, along with our knowledge of typical developer projections for land of this type. The gross sell out is \$205,100,000. (rounded).

Road Costs – The conceptual subdivision requires 27,500 linear feet of roadway to service the development. It is assumed that the roadway will be developed over the first 6 years and the cost is estimated at approximately \$14,000,000.

Development Costs, etc. - Total costs of \$30,540,000 (rounded) including road costs, off site mitigation and other considerations, engineering, and surveying work, as well as for permitting and legal work (including closing costs), brokerage and advertising, and site preparation work in order to create the subdivision have been deducted.

The proceeds from the sellout amount to \$174,556,000 (rounded).

Discount Rate + Developers Profit and Overhead - The difference between projected gross sales and expenses produces a series of annual cash flows to the equity position. The cash flows are discounted at a rate of 15% per year, to provide the equity investor with the incentive for development. The rate is consistent with that for other development projects. A profit/overhead factor of 10% is also included. The factor is consistent with the amounts

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reported in the *Korpacz Real Estate Investor Survey* for similar developments. The developer's profit (\$18,250,000 rounded) is deducted prior to the discounting. The net proceeds, prior to discounting, are \$156,308,000 (rounded). The net proceeds are discounted at the rate of 15% over the span of the development. The discounted value is \$55,400,000.

The value indication from a subdivision analysis is the sum of the discounted cash flows. The sum is **\$55,400,000** (rounded) in a 180-month sellout. The indicated value per lot is \$235,000, or \$100,000 per acre.

The subdivision analysis is as follows:

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Absorption period: Years	15		
Inflation factor	5.00%		
Advertising/Brokerage	5.00%		
Developer's Overhead and Profit	10.00%		
Discount Rate	15.00%		
Number of units to be sold			Totals
North of Dover			171
South of Dover			65
Total			236
			Totals
Income (sales of units):			
\$/permitted unit	650,000		157,204,553
South Lots	600,000		47,890,201
Proceeds from sales			205,094,754
Expenses:			
Legal and Approvals			(750,000)
Engineering			(300,000)
Road Construction	450.00	27,500	(13,921,875)
Additional Costs (water treatment System...)			(3,000,000)
Holding Costs			(2,157,856)
Legal Expense/Closing Costs/Unit			(154,339)
Advertising/Brokerage @ 5%	5.00%		(10,254,738)
Total Expenses			(30,538,808)
Development Proceeds			174,555,946
Developer's Overhead and Profit @ 10%	10.00%		(18,248,095)
Net Development Proceeds			156,307,851
Present Worth Factor	15.00%		
Discounted to the Present @ 15%			55,396,868
Indicated Value			\$55,396,868
Rounded			\$55,400,000

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Conservation Restriction

Under the Conservation Restriction scenario, the subject property will be valued by the Sales Comparison Approach. The other approaches to value do not apply because the highest and best use of the subject property is as land for municipal uses and land for open space and no income stream is attributable to the property, nor are there any significant improvements on the subject property. For this analysis we have considered the subject property as two distinct parcels; the North side and the South side. The north side has 469.33 acres and the south side has 193.71 acres.

The Sales Comparison Approach

This approach provides a useful analytical tool, which attempts to abstract from actual realty conveyances a common denominator, typically expressed as sale price per physical or economic unit and is subsequently adjusted to reflect the characteristics of the subject, which serve as the standard. Adjustments to the comparable sales are made for such factors as time, location, size, and condition of the property, as well as parking and other economic factors affecting market value.

In the Sales Comparison Approach, comparisons with other properties are made based on the sale price per square foot of land area. The subject is an unimproved parcel that is part of a larger, municipality owned and developed complex. We have researched land such as conservation lands, reservoirs and similar limited use and/or municipal property. We have compiled data on a number of transfers of backland and conservation or recreation within the Greater Boston/Eastern New England region over the past 10 years. A survey of land sales in the Westwood area, including Norfolk County and surrounding areas, was conducted by the appraisers. Particular attention was focused on sales for conservation uses similar to the subject property. The following sales were considered.

City	Address	Sale Date	Sale Price	Acres	\$/Acre	Seller	Buyer
Littleton	Whitcomb Ave	1/29/19	\$111,630	48.40	\$2,306	Smith	Sudbury Valley
Sudbury	off Haynes	10/23/19	\$11,269,700	44.32	\$254,280	Liberty Ledge	Town of Sudbury
Framingham	Wayside inn Rd	6/27/18	\$217,600	24.52	\$8,874	Sudbury Valley Tr	City of Framingham
Framingham	Wayside inn Rd	6/27/18	\$465,000	26.65	\$17,448	Sudbury Valley Tr	City of Framingham
Bolton	Main St	12/5/17	\$195,000	8.30	\$23,505	Bolton Cons Tr	Town of Bolton
Dover	Bridge St	9/18/17	\$2,200,000	20.52	\$107,212	Reitmayer et al	Dover Land Conservation
Marlboro	off Fitchburg	5/30/17	\$18,000	5.20	\$3,462	A. Staniunas	City of Marlborough
Berlin	Allen Road	5/10/17	\$142,500	41.10	\$3,467	Ciesluk	Town of Berlin
Clinton	off Francis	5/9/17	\$201,000	25.54	\$7,870	Ciesluk	Town of Clinton
Berlin	River Rd West	1/29/17	\$470,000	12.40	\$37,903	Risi	Town of Berlin

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Concord	265 Balls Hill	12/16/16	\$2,400,000	33.10	\$72,517	Engelhard	Town of Concord
Littleton	Nagog Hill Rd	9/30/16	\$1,100,000	36.33	\$30,278	Chisholm	Kinghorn
Hudson	Lot 2A Wilkins	8/1/16	\$382,000	16.62	\$22,984	Bmeers +	Town of Hudson
Acton	Stow St	7/28/16	\$28,500	4.50	\$6,333	Stow Conservation Trust	Town of Acton
Acton	176 Central St	6/15/16	\$430,000	11.94	\$36,009	W. Chisholm	Town of Acton
Acton	248+ Main	1/29/16	\$1,792,500	4.66	\$384,657	Walker	Town of Acton
Littleton	Foster St	1/29/16	\$900,000	44.84	\$20,071	CF Kaye Revocable Tr	Kaye Land
Acton	501R Mass Ave	1/4/16	\$28,000	11.70	\$2,393	Donahue	Town of Acton
Grafton	Merriam Rd	12/30/15	\$70,000	5.34	\$13,116	Churchill	Town of Grafton
Berlin	Crosby Rd	6/23/15	\$100,000	23.11	\$4,327	Mathews	Town of Berlin
Littleton	Boxborough Rd	6/12/15	\$420,000	13.89	\$30,238	A. Hartai	The Homescout
Watertown	off Phillips	2/6/15	\$35,000	0.08	\$460,526	Boston & Maine	City of Watertown
Westford	Wing Rd	2/4/15	\$900,000	44.86	\$20,065	Timberlake	Town of Westford
Waltham	200 Trapelo	12/23/14	\$3,700,000	182.95	\$20,224	DCAM	City of Waltham
Hudson	481R Main	11/17/14	\$831,500	25.20	\$32,996	Gerwick	Town of Hudson
Northboro	445 Howard	10/24/14	\$26,500	6.65	\$3,985	Matria	Town of Northboro
Newburyport	Curzon Mill	6/27/14	\$212,500	5.00	\$42,500	Welch RT	City of Newburyport
Newburyport	99 Curzon Mill	6/27/14	\$212,500	5.22	\$40,709	Welch RT	City of Newburyport
Milton	582A Blue Hill	6/2/14	\$100,000	1.45	\$68,966	Karger	Shapiro
Berlin	Allen Road	5/13/14	\$15,000	6.17	\$2,431	Schipp	Town of Berlin
Grafton	Doris Dr	4/24/14	\$150,000	10.95	\$13,699	Town of Grafton	Grafton Water District
Acton	Arlington	11/1/13	\$1,320,000	20.69	\$63,790	Anderson	Town of Acton
Concord	22 Fairhaven	7/2/13	\$450,000	12.58	\$35,771	MJ Thompson	Meyer FT
Cambridge	Huron Ave	6/22/13	\$200,000	4.46	\$44,893	Boston & Maine	City of Cambridge
Carlisle	off Skelton	5/30/13	\$560,000	9.00	\$62,222	Sudbury Valley	Town of Carlisle
Groton	Farmers Row	2/26/13	\$350,000	2.79	\$125,448	Lawrence Homestead	Town of Groton
Groton	Chicopee Row	2/25/13	\$716,000	108.00	\$6,630	Walker/Cox	Town of Groton
Lexington	241 Grove	12/20/12	\$2,950,000	12.60	\$234,127	Grove St Trust	Town of Lexington
Waltham	385 Trapelo	10/11/12	\$405,000	1.00	\$405,000	C. Mantenuto	City of Waltham
Lexington	Cotton Farm	1/6/11	\$3,800,000	4.20	\$904,762	Cotton Farm RT	Town of Lexington
Woburn	35 Cambridge	12/22/10	\$6,700,000	74.47	\$89,974	Northeastern Univ	City of Woburn
Woburn	1 Wyman	8/16/10	\$2,405,500	7.50	\$320,862	Spence	City of Woburn
Lincoln	off Old Sudbury	6/21/10	\$2,980,000	21.00	\$141,905	R. Macdowell	Town of Lincoln
	Average		\$1,208,394	23.95	\$98,389		
	Median		\$420,000	12.58	\$32,996		
	Maximum		\$11,269,700	182.95	\$904,762		
	Minimum		\$15,000	0.08	\$2,306		

The sales considered consist of recent transfers in the geographical area competitive with the subject and include properties of similar size and nature. The sales span the period from 2010 to 2019. The sales present a range of sales prices from about \$2,300 per acre to \$900,000 per acre, with an average of \$98,389 per acre (rounded).

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Limiting the sales to those greater than 20 acres provides the following:

City	Address	Sale Date	Sale Price	Acres	\$/Acre	Seller	Buyer
Sudbury	off Haynes	10/23/19	\$11,269,700	44.32	\$254,280	Liberty Ledge	Town of Sudbury
Littleton	Whitcomb Ave	1/29/19	\$111,630	48.40	\$2,306	Smith	Sudbury Valley
Framingham	Wayside inn Rd	6/27/18	\$465,000	26.65	\$17,448	Sudbury Valley Tr	City of Framingham
Framingham	Wayside inn Rd	6/27/18	\$217,600	24.52	\$8,874	Sudbury Valley Tr	City of Framingham
Dover	Bridge St	9/18/17	\$2,200,000	20.52	\$107,212	Reitmayer et al	Dover Land Conservation
Berlin	Allen Road	5/10/17	\$142,500	41.10	\$3,467	Ciesluk	Town of Berlin
Clinton	off Francis	5/9/17	\$201,000	25.54	\$7,870	Ciesluk	Town of Clinton
Concord	265 Balls Hill	12/16/16	\$2,400,000	33.10	\$72,517	Engelhard	Town of Concord
Littleton	Nagog Hill Rd	9/30/16	\$1,100,000	36.33	\$30,278	Chisholm	Kinghorn
Littleton	Foster St	1/29/16	\$900,000	44.84	\$20,071	CF Kaye Revocable Tr	Kaye Land
Berlin	Crosby Rd	6/23/15	\$100,000	23.11	\$4,327	Mathews	Town of Berlin
Westford	Wing Rd	2/4/15	\$900,000	44.86	\$20,065	Timberlake	Town of Westford
Waltham	200 Trapelo	12/23/14	\$3,700,000	182.95	\$20,224	DCAM	City of Waltham
Hudson	481R Main	11/17/14	\$831,500	25.20	\$32,996	Gerwick	Town of Hudson
Acton	Arlington	11/1/13	\$1,320,000	20.69	\$63,790	Anderson	Town of Acton
Groton	Chicopee Row	2/25/13	\$716,000	108.00	\$6,630	Walker/Cox	Town of Groton
Woburn	35 Cambridge	12/22/10	\$6,700,000	74.47	\$89,974	Northeastern Univ	City of Woburn
Lincoln	off Old Sudbury	6/21/10	\$2,980,000	21.00	\$141,905	R. Macdowell	Town of Lincoln
	Average		\$2,014,163	46.98	\$50,235		
	Median		\$900,000	34.71	\$20,148		
	Maximum		\$11,269,700	182.95	\$254,280		
	Minimum		\$100,000	20.52	\$2,306		

The sales used in this analysis consist of recent transfers in the geographical area competitive with the subject and include properties of similar size and nature. The sales span the period from 2010 to 2019. The sales present a range of sales prices from about \$2,300 per acre to \$254,000 per acre, with an average of \$50,235 per acre (rounded).

Conditions of Sale – All the sales listed above are arm's length transactions with both buyer and seller acting out of self-interest.

Date of Sale (Market Conditions) - The sales span the period from 2010 to 2019. The market for conservation land is limited, and there are not enough sales to track changes in prices. The general market has seen increasing residential land prices over the period spanned by the sales. We have reviewed transfers of land for conservation purposes and have concluded that time adjustments of 5% per year are warranted over the period in question.

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Location - The subject property is in Westwood, along Dover Road. The sales are in surrounding communities. Differences between the communities vary. The sales have been adjusted for locational differences.

Frontage and access and abutters - The subject sites are surrounded by conservation, municipal, and residential properties. The sales are similar in terms of abutters. The subject has extensive frontage. The sales are varied in terms of frontage and access and have been adjusted accordingly.

Land Area – Land area and price per acre are inversely proportional. That is, the larger the site, the lower the price per acre. The cause of this trend is the larger competitive market of buyers capable of making the purchase of a smaller site; the larger market results in higher price per acre. The trend is borne out in a number of analyses conducted by this office. Studies indicate that as size doubles, price per square acre declines by 5% to 10%. For adjustment of the sales, adjustments of up to 5% are applied here for each doubling or halving that is required to make a property equal in size to the subject.

Zoning and Use - The subject is zoned for open space but residential use is possible. Properties that sell unencumbered by restrictions tend to sell at a higher price per square foot or acre than otherwise similar but encumbered parcels. This is due to the fact that restrictions on use for a particular property limit the market for that property. A common restriction is for a property to be used as open/recreational space. This generally limits the market of buyers to governmental or conservation entities. A restriction for a municipal use tends to limit the market for a property to a city or town (usually the city or town where the property is located). The reduction of market size tends to depress the price paid per square foot or acre. The effect that a use restriction has on price tends to be greater, the greater the extent of the restriction. A study by this office of the differences in price per acre obtained by conservation/recreation land sales and residential development land sales shows that for open space or conservation restrictions the effect can be up to 50%. For municipal use restrictions the effect tends to be lower. Sales without restrictions would require downward adjustments. Sales with restrictions similar to the assumed Conservation Restriction encumbering the subject require no adjustment.

Conclusion: After adjustments, the comparable sales indicate a range of values from about \$20,000 per acre to \$30,000 per acre (rounded). The assignment of influence in each case is based on the appraiser's judgment of the reliability of that sale as an indicator of the value of the subject. It depends on such factors as the amount of adjustments required to produce the

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Town of Westwood*

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value indicator from a given sale, its similarity to the subject, the proximity in time, and other such factors. We have concluded to a value indication near the middle of the range.

Therefore, based on the foregoing analysis, an overall unit value of \$25,000 per acre is concluded for the 554.50-acres. The estimated value of the land, as encumbered by a Conservation Restriction is \$13,863,000 (554.50 acres x \$25,000/acre = \$13,862,500 rounded to \$13,863,000).

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Exposure Time

Exposure time is defined as “(1) The time a property remains on the market. (2) [The] estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal” (The Dictionary of Real Estate Appraisal, 6th edition, Appraisal Institute, Chicago, 2015, P.83). Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. (USPAP, 2018-2019 ed.). Exposure time is a function of price, time, and use, anticipated market conditions, and differs for various types of real estate and under various market conditions.

Per our general market survey, properties sold within the last 60 months spent on average 211 days on the market and are receiving 95% of asking price. Exposure time for the comparable sales ranged from 1 days to 1,270 days with a median exposure time of 169 days. A reasonable exposure time for the subject would have been under 200 days.

Marketing Time

Marketing time differs from exposure time, which is always presumed to precede the effective date of the appraisal. Marketing time is defined as “An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, “Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions” address the determination of reasonable exposure and marketing time.)” (The Dictionary of Real Estate Appraisal, 6th edition, Appraisal Institute, Chicago, 2015, P.140).

Considering the above, it appears that the subject will appeal to a moderate range of potential buyers. Interviews with owners of properties similar to the subject, and with real estate brokers indicate continued demand for this type of product. Overall, the demand for real estate from a fundamental basis and within capital markets will likely continue to improve through 2021 and the foreseeable future. Thus, the projected marketing time is estimated to be under 200 days to sell the property.

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RECONCILIATION AND FINAL VALUE ESTIMATE _____

As Is

The purpose and intended use of this appraisal is to provide an estimate of the market value of the fee simple interest in the property as of August 1, 2021. The Sales Comparison Approach to value was developed in this appraisal. We have also presented an analysis based upon the Subdivision Approach.

The indicated values for the subject property, based on the Sales Comparison Approach to value are as follows:

Cost Approach	N/A
Sales Comparison Approach	\$55,400,000
Income Capitalization Approach	N/A

The Cost Approach was not used.

The Sales Comparison Approach provides a good gauge for the value range in which the subject property would fall. This approach is enhanced by the availability of several sales, which exhibit a very tight range of values. The Sales Comparison Approach is considered to be reliable in this case. This approach generally reflects the motivations of the owner-user segment of the market. This approach also provides a reasonably reliable estimate of value, because of the quality of the available sales data.

Therefore, as a result of this analysis, which is based upon data contained in our files and on the appraisers' experience with similar assignments, it is our opinion that the market value of the fee simple interest of the subject property, as described herein, as of August 1, 2021, is: **FIFTY-FIVE MILLION FOUR HUNDRED THOUSAND U.S. DOLLARS - \$55,400,000.**

Christopher T. Coleman
Town of Westwood

Hale Reservation
Westwood, MA

RECONCILIATION AND FINAL VALUE ESTIMATE _____

Conservation Restriction

The purpose and intended use of this appraisal is to provide an estimate of the market value of the fee simple interest in the property as of August 1, 2021. The Sales Comparison Approach to value was developed in this appraisal.

The indicated values for the subject property, based on the Sales Comparison Approach to value are as follows:

Cost Approach	N/A
Sales Comparison Approach	\$13,863,000
Income Capitalization Approach	N/A

The Cost Approach was not used.

The Sales Comparison Approach provides a good gauge for the value range in which the subject property would fall. This approach is enhanced by the availability of several sales, which exhibit a very tight range of values. The Sales Comparison Approach is considered to be reliable in this case. This approach generally reflects the motivations of the owner-user segment of the market. This approach also provides a reasonably reliable estimate of value, because of the quality of the available sales data.

Therefore, as a result of this analysis, which is based upon data contained in our files and on the appraisers' experience with similar assignments, it is our opinion that the market value of the fee simple interest of the subject property, as described herein, as of August 1, 2021, is: **THIRTEEN MILLION EIGHT HUNDRED SIXTY-THREE THOUSAND U.S. DOLLARS - \$13,863,000.**

ADDENDUM

Qualifications of Appraiser

Demographic information

Subject Information

T.H. REENSTIERNA LLC

Real Estate Appraisers and Consultants

22 Mill Street, Suite 102

Arlington, Massachusetts 02476

ph: 781-643-5737 • 888-330-7336 • fax: 781-648-6423

www.threenstierna.com

Qualifications of Mark S. Reenstierna
Certified General Real Estate Appraiser
Massachusetts #3803
New Hampshire #801

Education

Suffolk University - Bachelor of Science

The Appraisal Institute: Courses and Seminars

Uniform Appraisal Standards for Federal Land Acquisition, 2017

Advanced Concepts, 2014

General Appraiser Report Writing and Case Studies, 2013

Valuation Case Studies, 2013

Hotel Valuations and Transaction Trends, 2012

Market Outlook and Real Estate Trends, 2012

Cool Tools, New Technology for Appraisers, Seminar 2011

Site Use and Valuation Analysis, Seminar 2010

Eminent Domain and Condemnation, Seminar 2010

National USPAP Update, Seminar 2009, 2011, 2013, 2015, 2017, 2019

Business Practices and Ethics, Seminar 2009, 2019

Valuation of Detrimental Conditions; Seminar 2007

Internet Search Strategies, Seminar 2007

Appraising Convenience Stores; Seminar 2006

National USPAP Update, Course I400; 2006

General Demonstration Report Writing; 2005

Appraisal Consulting, Seminar 2004

Economic Outlook and Real Estate Trends, 2004

Appraisal of Nursing Facilities, Seminar 2003

Feasibility, Market Value, Investment Timing: Option Value, Seminar 2003

National USPAP, Course I410N; 2003

Rates and Ratios; 2003

Analyzing Operating Expenses; Seminar 2003

Appraisal of Non-Conforming Uses; 1999

Standards of Professional Practice, Part C; 1999

Attacking & Defending an Appraisal in Litigation; 1999

Highest & Best Use and Market Analysis, Course II520; 1998

Advanced Income Capitalization, Course II510; 1994

Standards of Professional Practice, Part B, Course II420; 1993

Capitalization Theory & Techniques, Part A, Course IBA; 1992

Standards of Professional Practice, Part A, Course SPPA; 1992

Appraising Contaminated Properties, Seminar; 1992

Understanding the World of International Appraisal, Seminar; 1992

An Introduction to Appraising Real Property, Course 101; 1991

Professional Practice Seminar, Course 413; 1989

American Law Institute – American Bar Association ALI-ABA
Condemnation 101: Fundamentals of Condemnation Law and Land Valuation,
Eminent Domain and Land Value Litigation, January 2007

American Institute of Real Estate Appraisers
Introduction to the Uniform Residential Appraisal Report, Seminar; 1987

Massachusetts Continuing Legal Education Seminars
Zoning: A Walk Through The Basics; February 1996
Recovering Damages for Contaminated Properties; January 1994

Massachusetts Board of Real Estate Appraisers
Restaurant Valuation Issues, July 2013
Financial Institutions Guide to Commercial Appraisal, January 2013
New England Appraisers Expo, Commercial Program, October 2012
New England Appraisers Expo, Commercial Program, October 2011
Appraisal of 2-4 Family and Multi-Family Properties, March 2011
Mortgage Fraud, A Dangerous Business, March 2011
Appraisal Research, Technology, and the Internet; March 1997

OPIS Executive Education Series
OPIS Site School, How to Buy, Sell, Finance, Value and Refurbish Petroleum
Properties; October 2007

Appraisal University
Retail Center Analysis for Financing, Seminar 2012
Site Analysis and Land Valuation, Seminar 2012
Appraising Historic Property, Seminar 2012

JMB Real Estate Academy
Supervising Beginning Appraisers, 2015

Seminars and Lectures Presented
Massachusetts Association of Assessing Officers: July 2000, October 2001, August 2005
Appraising Gasoline Service Stations

Employment

T. H. Reenstierna, LLC, Arlington, Massachusetts
President 2011-
Partner 2000-2010
Senior Appraiser, 1992-2000
Real Estate Appraiser, 1985 – 1992

Affiliations and Associations

Appraisal Institute – Practicing Affiliate
International Association of Assessing Officers
Town of Nahant Board of Assessors, 1995-2018, Chair 1998-2004, 2010-2018
Essex County Assessors Association, Executive Board 2000-2003

Expert Witness Qualifications

Qualified as an Expert to give appraisal testimony in Massachusetts Superior Courts: Bristol County, Hampden County, Middlesex County, Norfolk County, Plymouth County, Land Court

Qualified as an Expert to give appraisal testimony in New York Superior Courts: Erie County

Qualified as an Expert to give appraisal testimony in the New Hampshire Bureau of Tax and Land Appeals

Qualified as an Expert to give appraisal testimony: Appellate Tax Board, Boston

Qualified as an Expert to give appraisal testimony: Arbitration Hearings (AAA)

Appraisal Experience

- New England: Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont
- Northeast: New York, New Jersey
- Mid-Atlantic: Maryland, Pennsylvania
- Great Lakes: Illinois, Ohio, Wisconsin
- Central Plains: Kansas, Missouri
- South: Alabama, Florida
- Southeast: Georgia, North Carolina, South Carolina, Virginia
- Southwest: Texas
- Rocky Mountains: Colorado, New Mexico

Work performed in appraisal field includes market studies, consulting, and feasibility assignments. Property rights appraisals include fee interests, leasehold and leased fee estates, life-tenancies, partial takings, rental values, and other fractional interests in connection with the sale of real estate, financing, eminent domain takings (for both owners and taking authorities), estate valuations, probate court proceedings and municipal assessments. Experience in the valuation of various kinds of real estate including:

- Land: acreage, farmland and wetlands, planned unit developments and mobile home parks, residential lots, commercial and industrial sites
- Residential: one-, two-, and three-family homes, condominiums and townhouses, multi-unit apartment buildings, manufactured housing communities, rooming houses
- Commercial: gasoline service stations, convenience stores, banks, fast food restaurants, golf courses, office and medical office condominiums, office parks, office buildings, parking lots, shopping malls, hotels and motels, skating rinks, mixed-use properties, store blocks, taverns, restaurants, automobile dealerships, self-storage facilities, communications towers, stadiums
- Industrial: factories, warehouses, distribution facilities, cold storage facilities, seafood processing facilities, garages, industrial parks, laboratories, research & development facilities
- Non-Profit: lodge facilities, municipal buildings, schools
- Easements: construction (permanent & temporary), conservation, roadway, utility (gas/water/sewer/electric)

A Partial List of Clients:

Corporate:	ExxonMobil Corporation Faulkner Hospital Cumberland Gulf Group	First General Realty Corporation Tenneco, Inc. Guilford Transportation
Governmental:	Town of Arlington Town of Brewster Town of Lexington Town of Nantucket National Park Service Town of Wrentham Town of Millbury City of Woburn City of Haverhill Commonwealth of Massachusetts	City of Medford City of Newton Brookline Housing Authority Town of Mashpee City of Springfield Town of Stoughton Town of Winchester City of Somerville Town of West Newbury
Banks:	Belmont Savings Bank Winchester Savings Bank Danvers Savings Bank	Marblehead Savings Bank Lexington Savings Bank Cambridge Savings Bank
Law Firms:	Foley, Hoag & Eliot Goodwin, Procter & Hoar Hale and Dorr/WilmerHale LaTanzi, Spaulding & Landreth Widett, Slater and Goldman Weston Patrick, P.A. Peabody and Arnold Seyfarth Shaw Tyler & Reynolds Greenberg Traurig Kopelman & Paige	Palmer and Dodge Rackeman, Sawyer, & Brewster Rubin and Rudman Warner and Stackpole Bernkopf, Goodman & Baseman Marcus, Errico, Emmer & Brooks Nutter McClennen & Fish Gesmer Updegrove Nixon Peabody Posternak Blankstein & Lund McLane, Middleton



Community Profile

Westwood town, MA
 Westwood town, MA (2502178690)
 Geography: County Subdivision

Prepared by Esri

Westwood town...

Population Summary	
2000 Total Population	14,142
2010 Total Population	14,618
2021 Total Population	16,281
2021 Group Quarters	26
2026 Total Population	16,863
2021-2026 Annual Rate	0.70%
2021 Total Daytime Population	19,507
Workers	11,202
Residents	8,305
Household Summary	
2000 Households	5,128
2000 Average Household Size	2.73
2010 Households	5,249
2010 Average Household Size	2.78
2021 Households	5,757
2021 Average Household Size	2.82
2026 Households	5,935
2026 Average Household Size	2.84
2021-2026 Annual Rate	0.61%
2010 Families	3,962
2010 Average Family Size	3.31
2021 Families	4,341
2021 Average Family Size	3.35
2026 Families	4,474
2026 Average Family Size	3.37
2021-2026 Annual Rate	0.61%
Housing Unit Summary	
2000 Housing Units	5,257
Owner Occupied Housing Units	87.0%
Renter Occupied Housing Units	10.5%
Vacant Housing Units	2.5%
2010 Housing Units	5,431
Owner Occupied Housing Units	84.3%
Renter Occupied Housing Units	12.3%
Vacant Housing Units	3.4%
2021 Housing Units	5,912
Owner Occupied Housing Units	79.6%
Renter Occupied Housing Units	17.8%
Vacant Housing Units	2.6%
2026 Housing Units	6,091
Owner Occupied Housing Units	79.9%
Renter Occupied Housing Units	17.5%
Vacant Housing Units	2.6%
Median Household Income	
2021	\$163,559
2026	\$177,147
Median Home Value	
2021	\$826,594
2026	\$870,315
Per Capita Income	
2021	\$77,749
2026	\$85,580
Median Age	
2010	43.9
2021	46.4
2026	46.6

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

September 02, 2021



Community Profile

Westwood town, MA
 Westwood town, MA (2502178690)
 Geography: County Subdivision

Prepared by Esri

Westwood town...

2021 Households by Income

Household Income Base	5,757
<\$15,000	3.5%
\$15,000 - \$24,999	3.5%
\$25,000 - \$34,999	2.8%
\$35,000 - \$49,999	4.8%
\$50,000 - \$74,999	6.2%
\$75,000 - \$99,999	8.0%
\$100,000 - \$149,999	16.1%
\$150,000 - \$199,999	15.2%
\$200,000+	39.9%
Average Household Income	\$219,869

2026 Households by Income

Household Income Base	5,935
<\$15,000	3.0%
\$15,000 - \$24,999	2.7%
\$25,000 - \$34,999	2.2%
\$35,000 - \$49,999	4.0%
\$50,000 - \$74,999	5.3%
\$75,000 - \$99,999	7.2%
\$100,000 - \$149,999	15.3%
\$150,000 - \$199,999	16.6%
\$200,000+	43.6%
Average Household Income	\$243,149

2021 Owner Occupied Housing Units by Value

Total	4,703
<\$50,000	0.3%
\$50,000 - \$99,999	0.0%
\$100,000 - \$149,999	0.0%
\$150,000 - \$199,999	0.1%
\$200,000 - \$249,999	0.0%
\$250,000 - \$299,999	0.1%
\$300,000 - \$399,999	1.2%
\$400,000 - \$499,999	5.1%
\$500,000 - \$749,999	32.2%
\$750,000 - \$999,999	35.4%
\$1,000,000 - \$1,499,999	19.5%
\$1,500,000 - \$1,999,999	2.4%
\$2,000,000 +	3.5%
Average Home Value	\$904,284

2026 Owner Occupied Housing Units by Value

Total	4,869
<\$50,000	0.1%
\$50,000 - \$99,999	0.0%
\$100,000 - \$149,999	0.0%
\$150,000 - \$199,999	0.0%
\$200,000 - \$249,999	0.0%
\$250,000 - \$299,999	0.0%
\$300,000 - \$399,999	0.3%
\$400,000 - \$499,999	2.4%
\$500,000 - \$749,999	26.4%
\$750,000 - \$999,999	43.3%
\$1,000,000 - \$1,499,999	20.0%
\$1,500,000 - \$1,999,999	3.2%
\$2,000,000 +	4.4%
Average Home Value	\$959,802

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



Community Profile

Westwood town, MA
 Westwood town, MA (2502178690)
 Geography: County Subdivision

Prepared by Esri

Westwood town...

2010 Population by Age	
Total	14,618
0 - 4	5.3%
5 - 9	9.0%
10 - 14	9.5%
15 - 24	10.0%
25 - 34	4.6%
35 - 44	13.6%
45 - 54	17.4%
55 - 64	12.5%
65 - 74	7.5%
75 - 84	6.5%
85 +	4.1%
18 +	70.8%
2021 Population by Age	
Total	16,281
0 - 4	4.7%
5 - 9	6.4%
10 - 14	8.6%
15 - 24	13.0%
25 - 34	6.6%
35 - 44	8.8%
45 - 54	14.6%
55 - 64	15.3%
65 - 74	11.9%
75 - 84	6.3%
85 +	3.8%
18 +	74.4%
2026 Population by Age	
Total	16,863
0 - 4	4.8%
5 - 9	6.6%
10 - 14	7.2%
15 - 24	11.5%
25 - 34	7.7%
35 - 44	10.5%
45 - 54	12.3%
55 - 64	14.9%
65 - 74	13.5%
75 - 84	7.5%
85 +	3.6%
18 +	76.6%
2010 Population by Sex	
Males	6,963
Females	7,655
2021 Population by Sex	
Males	7,915
Females	8,366
2026 Population by Sex	
Males	8,270
Females	8,593

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



Community Profile

Westwood town, MA
 Westwood town, MA (2502178690)
 Geography: County Subdivision

Prepared by Esri

Westwood town...

2010 Population by Race/Ethnicity	
Total	14,618
White Alone	92.7%
Black Alone	0.9%
American Indian Alone	0.0%
Asian Alone	5.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.3%
Two or More Races	1.0%
Hispanic Origin	1.6%
Diversity Index	16.5
2021 Population by Race/Ethnicity	
Total	16,281
White Alone	87.6%
Black Alone	1.6%
American Indian Alone	0.0%
Asian Alone	8.6%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.6%
Two or More Races	1.6%
Hispanic Origin	3.1%
Diversity Index	27.2
2026 Population by Race/Ethnicity	
Total	16,863
White Alone	84.4%
Black Alone	2.0%
American Indian Alone	0.1%
Asian Alone	10.8%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.8%
Two or More Races	2.0%
Hispanic Origin	4.0%
Diversity Index	33.2
2010 Population by Relationship and Household Type	
Total	14,618
In Households	99.8%
In Family Households	90.2%
Householder	27.1%
Spouse	23.9%
Child	36.6%
Other relative	2.1%
Nonrelative	0.5%
In Nonfamily Households	9.6%
In Group Quarters	0.2%
Institutionalized Population	0.2%
Noninstitutionalized Population	0.0%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

September 02, 2021



Community Profile

Westwood town, MA
 Westwood town, MA (2502178690)
 Geography: County Subdivision

Prepared by Esri

Westwood town...

2021 Population 25+ by Educational Attainment	
Total	10,953
Less than 9th Grade	0.5%
9th - 12th Grade, No Diploma	1.7%
High School Graduate	9.0%
GED/Alternative Credential	0.9%
Some College, No Degree	8.0%
Associate Degree	6.6%
Bachelor's Degree	38.9%
Graduate/Professional Degree	34.4%
2021 Population 15+ by Marital Status	
Total	13,071
Never Married	25.0%
Married	63.3%
Widowed	5.8%
Divorced	5.9%
2021 Civilian Population 16+ in Labor Force	
Civilian Population 16+	8,350
Population 16+ Employed	95.9%
Population 16+ Unemployment rate	4.1%
Population 16-24 Employed	9.3%
Population 16-24 Unemployment rate	14.8%
Population 25-54 Employed	52.7%
Population 25-54 Unemployment rate	3.1%
Population 55-64 Employed	24.8%
Population 55-64 Unemployment rate	3.2%
Population 65+ Employed	13.2%
Population 65+ Unemployment rate	1.7%
2021 Employed Population 16+ by Industry	
Total	8,004
Agriculture/Mining	0.1%
Construction	4.6%
Manufacturing	4.9%
Wholesale Trade	1.7%
Retail Trade	8.0%
Transportation/Utilities	4.3%
Information	3.6%
Finance/Insurance/Real Estate	15.8%
Services	52.6%
Public Administration	4.4%
2021 Employed Population 16+ by Occupation	
Total	8,004
White Collar	86.2%
Management/Business/Financial	33.3%
Professional	35.4%
Sales	10.0%
Administrative Support	7.4%
Services	6.7%
Blue Collar	7.1%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	2.0%
Installation/Maintenance/Repair	2.2%
Production	1.1%
Transportation/Material Moving	1.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

September 02, 2021



Community Profile

Westwood town, MA
 Westwood town, MA (2502178690)
 Geography: County Subdivision

Prepared by Esri

Westwood town...

2010 Households by Type	
Total	5,249
Households with 1 Person	22.6%
Households with 2+ People	77.4%
Family Households	75.5%
Husband-wife Families	66.5%
With Related Children	35.5%
Other Family (No Spouse Present)	9.0%
Other Family with Male Householder	2.0%
With Related Children	0.9%
Other Family with Female Householder	7.0%
With Related Children	3.5%
Nonfamily Households	1.9%
All Households with Children	40.0%
Multigenerational Households	2.4%
Unmarried Partner Households	2.1%
Male-female	1.6%
Same-sex	0.5%
2010 Households by Size	
Total	5,249
1 Person Household	22.6%
2 Person Household	28.9%
3 Person Household	14.9%
4 Person Household	20.1%
5 Person Household	9.7%
6 Person Household	2.8%
7 + Person Household	1.0%
2010 Households by Tenure and Mortgage Status	
Total	5,249
Owner Occupied	87.3%
Owned with a Mortgage/Loan	60.7%
Owned Free and Clear	26.6%
Renter Occupied	12.7%
2021 Affordability, Mortgage and Wealth	
Housing Affordability Index	101
Percent of Income for Mortgage	21.2%
Wealth Index	313
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	5,431
Housing Units Inside Urbanized Area	98.9%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	1.1%
2010 Population By Urban/ Rural Status	
Total Population	14,618
Population Inside Urbanized Area	98.7%
Population Inside Urbanized Cluster	0.0%
Rural Population	1.3%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



Community Profile

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Westwood town...

Top 3 Tapestry Segments

1. Top Tier (1A)
2. Pleasantville (2B)
3. Exurbanites (1E)

2021 Consumer Spending

Apparel & Services: Total \$	\$27,033,180
Average Spent	\$4,695.71
Spending Potential Index	221
Education: Total \$	\$28,653,060
Average Spent	\$4,977.08
Spending Potential Index	288
Entertainment/Recreation: Total \$	\$42,245,466
Average Spent	\$7,338.10
Spending Potential Index	227
Food at Home: Total \$	\$66,740,858
Average Spent	\$11,592.99
Spending Potential Index	213
Food Away from Home: Total \$	\$47,406,735
Average Spent	\$8,234.62
Spending Potential Index	217
Health Care: Total \$	\$77,809,316
Average Spent	\$13,515.60
Spending Potential Index	217
HH Furnishings & Equipment: Total \$	\$30,410,354
Average Spent	\$5,282.33
Spending Potential Index	234
Personal Care Products & Services: Total \$	\$11,655,901
Average Spent	\$2,024.65
Spending Potential Index	226
Shelter: Total \$	\$271,569,550
Average Spent	\$47,172.06
Spending Potential Index	234
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$32,288,660
Average Spent	\$5,608.59
Spending Potential Index	235
Travel: Total \$	\$37,192,081
Average Spent	\$6,460.32
Spending Potential Index	256
Vehicle Maintenance & Repairs: Total \$	\$13,208,185
Average Spent	\$2,294.28
Spending Potential Index	207

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

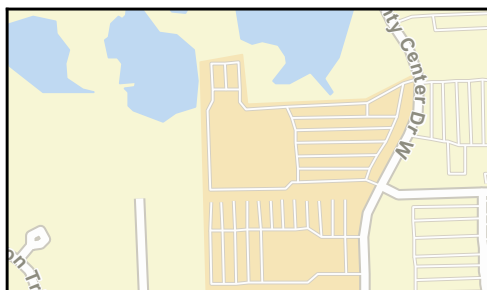
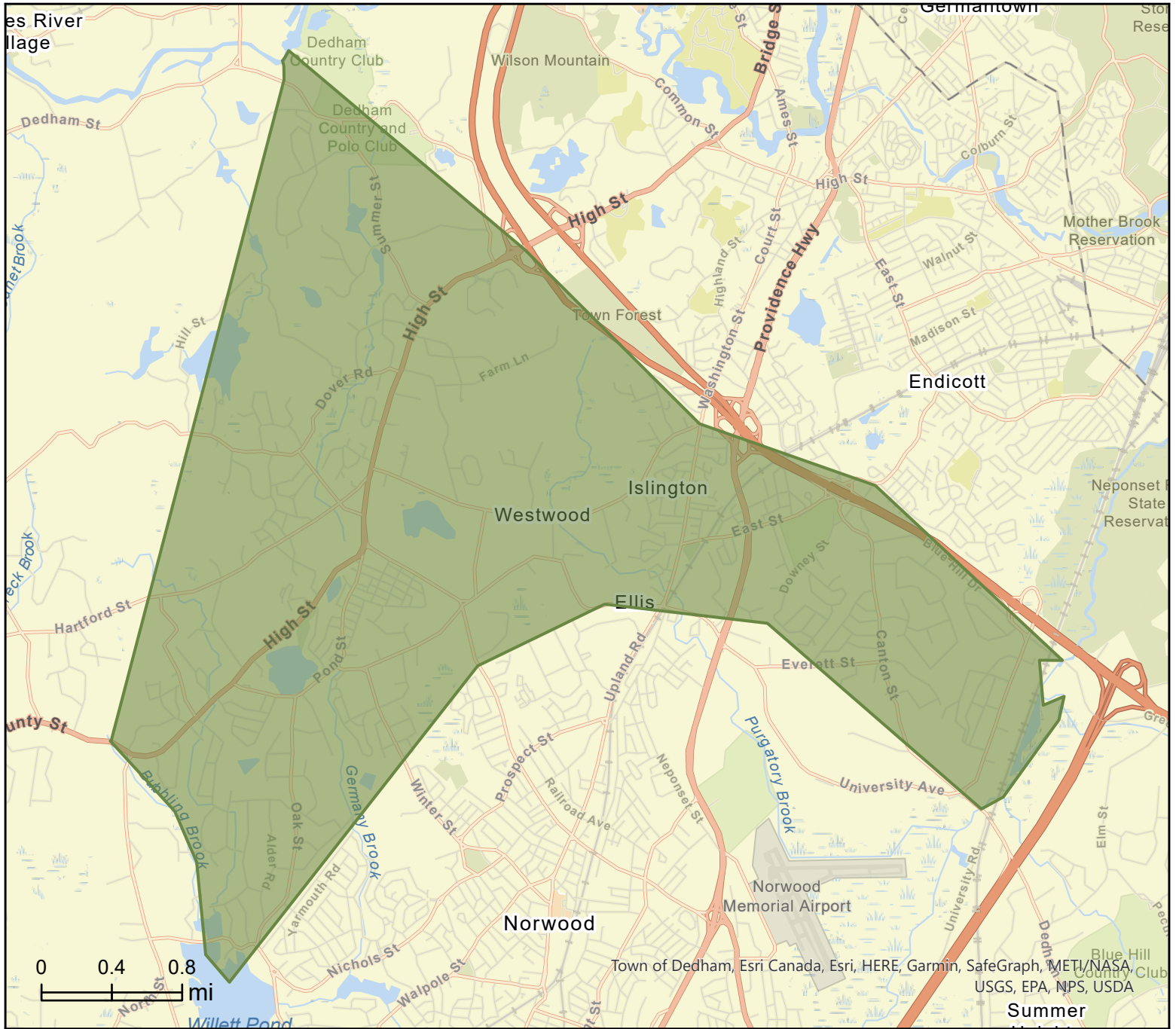
Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

September 02, 2021

Westwood town, MA
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Prepared by Esri



BEALS ASSOCIATES INC.

2 THIRTEENTH STREET CHARLESTOWN, MA 02129
PHONE: 617-242-1120 FAX: 617-242-1190

MEMORANDUM

TO: Christopher LaPointe, The Trust for Public Land
Jonathan Avery, Avery Associates
Christopher Bowler, Avery Associates
Chris McKeown, President, Hale Reservation

FROM: Cynthia O'Connell, Beals Associates, Inc.

SUBJECT: The Hale Reservation, Westwood and Dover, MA

DATE: November 16, 2011, Revised May 9, 2012

As requested by The Trust for Public Land, Beals Associates, Inc. has researched the combined properties owned by The Hale Reservation in Westwood and Dover, Massachusetts for their development potential. The following is a summary of the evaluation and a description of the conceptual development plans developed for the properties.

Existing Conditions

The Hale Reservation is comprised of a total of 1,109 ± acres of land that straddles the town boundary between Westwood and Dover, Massachusetts. Approximately 622 ± acres of the property are located in Dover and 487 ± acres are located in Westwood. The Hale Reservation is located less than two miles west of the interchange between Rt. 109 and Interstate 95. The property is bisected by Dover Rd./Powisset Street, which runs east-west as well as by the Dover/Westwood town line, which runs north-south. Two-thirds of the land is north of this roadway and the remaining third is to its south. A high-tension power line easement that more or less parallels the town line also divides the property. In addition, there is a major gas line easement that travels in an east-west direction across the southerly portion of the site.

The Hale Reservation has a long term lease (99 year) with the Jewish Community Center (JCC) for a 72 ± tract of land on the north side of Powisset Street known as Camp Grossman. This portion of the property was not included in the first set of conceptual development plans but has been included in the revised set to illustrate the maximum potential number of lots based on the total available buildable land area.

Primary access to the northerly end of the property is from Carby Street in Westwood, where the Hale Reservation offices are located. Additional vehicular access points are from Dover Road in Westwood, to the family recreation area on Noanet Pond and from Powisset Street in Dover to the JCC facility on the west side of the power line easement. Both of these secondary

access points are seasonal and are closed during the colder months. An existing system of paved driveways and cart paths provides access to the Hale Reservation's various recreational facilities on the north side of Dover Road. In addition there is a series of pedestrian trails through the north side of the property that allow visitors to traverse the site and experience the different types of landscapes throughout the Hale Reservation, including several ponds, wetland areas, rock outcrops, a butterfly garden and the perennial and intermittent streams that flow through the site. The southerly end of the property is only accessible by foot, with the exception of the small area leased to the Town of Dover for its transfer station.

The western side of this portion of the property abuts Powisset Farm, a large tract of protected open space owned by the Trustees of Reservations and maintained as a community sponsored agriculture farm. Conservation land also abuts the northwest side of the Hale Reservation in Dover, made up of the Noanet Woodlands Reservation and another tract of conservation land owned by the Town of Dover. Single-family residences abut the majority of the Westwood portion of the property, where the permitted density is approximately twice that allowed in Dover (1 acre lots versus 2 acre lots). The Hale Reservation has several potential future access points from parcels that abut existing roadways in Westwood, including three narrow lots with frontage on Twin Post Road and a lot with frontage on the cul-de-sac of Old Stone Road.

The topography of the site is quite varied, made up of a series of small, rocky hills interspersed with water bodies and wetland resources. The north side of the Hale Reservation includes three ponds, Noanet Pond (50± acres) in the center of this portion of the property, Powisset Pond (9± acres) on the west and Storrow Pond (3± acres) at the northernmost end of the site. Powisset Brook connects all three of the ponds, flowing from Powisset Pond east into Noanet Pond and then north from there to Storrow Pond. This portion of the site is within the Charles River watershed. Additional intermittent streams connect the wetland resources that predominate in the lower elevations of the property. The south side of Powisset Street/Dover Road has similar topography, comprised of a group of individual hills surrounded by wooded wetland resources. As with the northern side of the site, the slopes of the hills are fairly steep with numerous visible rock outcrops. The wetland resources in this area of the Hale Reservation drain towards the south and are part of the Boston Harbor Watershed.

The Natural Heritage Endangered Species Program (NHESP) has not designated any area of the site as estimated or priority habitat for rare and endangered species. The presence of such designated areas can create a lengthy permitting process for any proposed work within those areas and can significantly impact the overall development potential of the site. There is a certified vernal pool near the intersection of Carby Street and Dover Road, which has a protective radius of 100' in all directions. The easternmost portion of the site, adjacent to the main entrance on Carby Street, is within the Water Resource Protection District in Westwood, which allows residential development by-right, but limits the amount of impervious surface allowed on a lot and requires that a minimum of 25% of each lot remain vegetated.

The soils on the site vary, hand in hand with the topography. The soils in the majority of the upland portions of the site are classified as Charlton-Hollis Rock outcrop complex varying with the steepness of the slopes. The lower elevations of the upland areas include Ridgebury and Whitman fine sandy loam. These soils tend to be mapped closer to the pond areas. The wetland areas are generally mapped as Swansea and Freetown mucks. In general, the soils are limited in their use for on-site waste disposal due to either shallow depth to bedrock or high groundwater. Sanitary sewer is currently available to the majority of the residential development

that abuts the site to the east and south in Westwood and would most likely be able to be extended. No sanitary sewer is available in Dover, so any proposed development would need to utilize on-site waste disposal. Detailed soil testing would be necessary in order to locate soils suitable for this use.

The great majority of the site is wooded, with a mixture of mature hard and soft wood trees, primarily oaks and maples, with some white pine. The understory is fairly thick, except along the maintained trails. The wetland areas are predominantly red maple swamps with a dense shrub layer. The most attractive views within the Hale Reservation are of the water bodies and streams. Although some of the higher elevations might provide longer views outside of the site, the height of the existing trees obstructs these potential views.

As mentioned earlier, the wetland resources on the site are associated with the lower elevations and mucky soils and border on the ponds and streams throughout the site. The Massachusetts Wetland Protection Act protects all of these areas and is administered locally by the Dover and Westwood Conservation Commissions. The Commissions have jurisdiction within 100' of any of these resource areas under the state law. In addition, both communities have local wetland protection by-laws that are more stringent than the state regulations. In the case of Dover, there are required setbacks from Banks and Bordering Vegetated Wetlands that are based on the steepness of the slope adjacent to the resource area. Dover also requires that proposed subdivision roadways be set back twice the distance that other development would be required to meet. The Dover wetland regulations also require that 80% of the tree cover within the entire Buffer Zone of each resource area present on a subject parcel be preserved. The Westwood wetland protection by-law includes a 35 foot wide no-disturb zone adjacent to all of the protectable resource areas.

Given the fact that there are numerous wetland resources on the site, it may be beneficial to the Board of Directors to formally define the boundaries of the wetland areas. This can be accomplished through a process called an Abbreviated Notice of Resource Area Delineation which would be filed with both Conservation Commissions. As part of this process the wetland resources on the site are flagged in the field and located by field survey. The information is then added to a base plan and presented to the Conservation Commissions. No proposed development is shown on this type of plan. Its purpose is simply to define the exact location of the resource boundaries. Generally a Commission will have its staff or a peer reviewer walk the proposed boundary and adjust the location as he or she feels is appropriate. A public hearing is held and the Commission then issues an Order of Resource Area Delineation, which is good for three years and can be extended. The benefit of this process is knowing exactly where the resources are and being able to design a project that minimizes the negative impacts on those resources. It would also be possible to do this work in phases, as areas for development are designated by the Board of Directors.

Land Use Regulations

Dover

The subject property in Dover is located in the Open Space District on the Dover Zoning Map. The underlying district is Residential 2, which would apply to the property should the Board make the decision to develop some of its Dover land. Single-family use is permitted by-right on lots that are a minimum of 2 acres with 200 linear feet of roadway frontage. The dimensional

requirements of the by-law also specify that a "perfect square" of 200 feet by 200 feet must be able to fit on the lot. Access to each lot must be through its frontage and shared driveways are not permitted.

The Subdivision Regulations of the Dover Planning Board would also apply to the creation of any new lots and to any proposed roadway. Dead end streets not permissible except in "extraordinary circumstances" and would require a waiver from the regulations. The dimensional regulations require that the right of way width of Minor Roads be a minimum of 52 feet, that the minimum centerline curve radius be 200 feet and that the maximum grade be 10%. Minor streets are defined as those streets created to provide access to abutting lots and designed to discourage through traffic.

The majority of the existing roadway frontage on the Hale Reservation is along Powisset Street in Dover, which is designated as a Scenic Road in the town. Any tree removal or removal of an existing stone wall in the right-of-way of a scenic road must be approved by the Dover Planning Board and, in the case of tree removal, by the Dover Tree Warden. In addition, Chapter 196 of the Town Code of Dover requires that each individual driveway obtain a permit from the Superintendent of Streets and that it conform to the dimensional regulations of that chapter.

Westwood

The portion of the Hale Reservation that is located in Westwood falls within the Single Residence C Zoning District. As with Dover, single-family use is by-right. The minimum lot size in this district is 40,000 square feet (slightly less than one acre), the minimum roadway frontage is 125 feet, the minimum lot width is 125 feet and a minimum of 30,000 square feet of each lot must be upland. Shared driveways are allowed but require a separate permit from the Planning Board unless they are submitted as part of a Definitive Subdivision.

The easternmost portion of the property, adjacent to the Carby Street main entrance is also within the Water Resource Protection District of the Town of Westwood, which coincides with the Zone I! Protective District of a public water supply well. This overlay district limits the amount of impervious coverage on individual lots, specifying that a minimum of twenty percent (20%) of the lot be maintained as a "vegetation area". If impervious materials cover more than fifteen percent (15%) of the area of a lot within the Water Resource Protection Overlay District all of the stormwater run-off is required to be recharged on-site.

The Westwood Zoning By-law also includes a provision for Open Space Residential Development (OSRD), which requires a Special Permit along with a Definitive Subdivision approval. This provision requires that 40% of the subject tract remain as open space and allows reductions in lot size and frontage length. The overall lot count in an OSRD project is based on a yield calculation which subtracts 40% of the total wetland area of the parcel, reduces the result by another 10% for infrastructure and then divides that number by the minimum lot size in the underlying district. Density increases may be added for additional open space area, affordable units, moderate income units and the preservation of historically significant site features.

The Westwood Subdivision Regulations permit cul-de-sacs with a maximum length of 500 feet. Minor street dimensional requirements include a 50 foot right-of-way, a minimum centerline curve radius of 150 feet and a maximum grade of 8%.

Westwood also has a Scenic Road by-law which applies to Dover Road. As with Dover, any tree removal or removal of an existing stone wall in the right of way of a scenic road must be approved by the Westwood Planning Board and, in the case of tree removal, by the Westwood Tree Warden.

Conceptual Development Plans

As mentioned previously, in order to make the overall site more manageable, we divided it into four quadrants, two in Westwood and two in Dover. As the quadrants are divided by both Dover Road/Powisset Road and by the town line, there is no real physical connection between the four quadrants, other than the existing driveway that begins at Carby Street, crosses the town line north of Noanet Pond and connects to Powisset Road just west of the power line easement. For the most part the designs of the four quadrants stand alone and could each be developed separately. Our initial reaction to this very large site was to prepare schematic plans for the maximum development of the upland areas, utilizing the dimensional regulations for uses permitted by-right and taking advantage of existing roadway frontage to the greatest extent possible.

Westwood

Concept A-1, Southeast Quadrant

This conceptual plan illustrates a conventional single-family subdivision, designed in accordance with the Westwood Subdivision Regulations. The proposed roadway utilizes existing frontage on Dover Road at the north end of the quadrant as well as the three narrow lots with frontage on Twin Post Road at the southeastern corner of this quadrant to provide two points of access to the project. The roadway includes a central loop, as well as two 500 foot long cul-de-sacs to provide access and frontage to all of the developable areas of this portion of the site. The project would require Definitive Subdivision approval from the Westwood Planning Board as well as a Scenic Road permit for the intersection of the proposed road with Dover Road.

Several portions of the proposed roadway are located within the 100 foot Buffer Zone of the wetland resources mapped by the Mass GIS system. The most critical of these areas which is the first 400± feet of the road where it intersects with Dover Road. In order to construct this plan, approvals will be necessary under the Massachusetts Wetland Protection Act and the Westwood Wetland Protection By-law. Each of the proposed lots is a minimum of 40,000 square feet in area with 30,000 square feet of upland area. Many of the lots are considerably larger than the minimum lot size in order to allow for steep slopes and access around wetland resources. The total number of lots proposed in this scenario is 65. The overall length of the proposed subdivision road is 8,600 linear feet. It is anticipated that all of the lots will be serviced by municipal sewer from the Town of Westwood and water from the Dedham/Westwood Water District.

As with the other three quadrants this project could be developed independently of the others, or could be downscaled to take advantage of Westwood's Open Space Residential Development regulations to reduce the amount of proposed roadway and lessen the impact of the project on the wetland resources on this part of the site. However, we anticipate that the

Planning Board would require two points of access for an OSRD unless the proposed roadway could be built in such a way as to satisfy public safety concerns.

Concept A-2, Northeast Quadrant

Concept A-2 is similar to the design of the southeast quadrant. It illustrates the projected maximum development of the northerly portion of the Hale Reservation in Westwood. The proposed roadway utilizes the alignment of the existing site driveway extending from Carby Street to Noanet Pond, anticipating that this driveway will be upgraded to conform to the Westwood Subdivision standards. Two other points of access are also provided, one from Dover Road, utilizing the existing entrance to the Family Membership beach and the other connecting to the cul-de-sac at the end of Old Stone Road. The existing driveway at the northerly end of Noanet Pond is also used as an emergency access, connecting back to the proposed roadway in a loop, which provides access to the northerly end of the property in Westwood. The narrow finger of land at the northernmost extreme of the site is separated from the rest of the parcel by a branch of Powisset Brook, Storrow Pond and the wetland resources bordering both water bodies. This area is designated as open space in this scenario. The proposed roadway includes three other loops, and four 500 foot long cul-de-sacs in order to provide frontage for the developable areas of the property.

This concept creates a total of 171 lots, twenty-one of which have waterfront on Noanet Pond. As with the conceptual plan for the southeast quadrant, each lot includes a minimum of 40,000 square feet of area, 30,000 of which is upland. The proposed roadway is 18,899± linear feet in length. A group of six lots (Lots 1, 2, 1 and Lots 80-82) use the existing frontage on Dover Road and could be created through the Approval Not Required (ANR) provision of the Westwood Subdivision Regulations. This provision allows the subdivision of land along an existing roadway and is a simpler permitting process than a Definitive Subdivision. One of these six ANR lots is the existing lot on the north side of Dover Road, adjacent to the driveway to Noanet Pond, recently purchased by the Hale Reservation.

Fifty-eight of the proposed lots are partially or wholly within the Watershed Resource Protection Overlay District (WRPOD) in Westwood. Single-family development in this district is permitted by-right, but a minimum of 20% of the lot must remain as vegetation. If impervious materials cover more than fifteen percent (15%) of the lot area within the WRPOD all of the stormwater generated by impervious surfaces must be recharged on-site.

As with Concept A-1, this project would require Definitive Subdivision approval from the Westwood Planning Board as well as Scenic Road permits for each individual driveway proposed along the north side of Dover Road. An Order of Conditions from the Westwood Conservation Commission would also be required for any proposed disturbance within 100 feet of the wetland resources on the site and within 200 feet of Powisset Brook. It is anticipated that all of the lots will be serviced by municipal sewer from the Town of Westwood and water from the Dedham/Westwood Water District.

This concept could also be scaled back and modified to meet the requirements of the Open Space Residential Development section of the Westwood Zoning By-law. One of the three points of access could be eliminated and two of the roadway loops could be removed, but we would anticipate that the Westwood Planning Board would require at least two points of access

for such a large parcel. Again, as with the previous concept, this project could stand alone or be limited to the creation of the ANR lots along Dover Road.

Dover

Concept B-1, Southwest Quadrant, Dover

This quadrant of the Hale Reservation includes both the power line easement and the gas line easement, along with the area leased to the Dover Transfer Station. There are also large wetland resource areas present in this portion of the property, which effectively isolate some of the upland areas of the site, making them essentially undevelopable without major wetland impacts. The location of the gas line easement, more or less parallel to Powisset Street impacts potential subdivision of the property, as it affects the locations of potential homes to either north or south of the easement. It was more efficient and less costly to use the existing frontage for oversized lots than to create a new subdivision roadway for a limited number of additional two acre lots, some of which would have frontage on two roads.

In this scenario, a total of sixteen (16) ANR lots are created, all of which are at least four (4) acres, and some of which are larger than eleven (11) acres. The largest lots are those adjacent to the transfer station, in order to provide areas where houses could be built far enough away to minimize the impact of this facility. The southerly half of this quadrant is proposed to remain as open space, as the configuration of the wetland resource areas and the presence of the power line easement make the area very difficult to access and develop.

This concept, as with the others, could stand alone. The proposed ANR lots could be developed with a minimum of permitting. All of the proposed lots conform to the dimensional requirements of the Town of Dover, contain large enough areas of upland that houses could be constructed outside of the jurisdiction of the Westwood Conservation Commission, which further reduces the necessary permits. The lots could also be combined to create larger "kingdom" lots similar to those which abut the Hale Reservation to the northwest. While water service in some area of Dover is available from the Colonial Water Company, the closest existing line is in Walpole Street at the western end of Powisset Street. It is anticipated that each lot would require a private well in order to minimize infrastructure costs, as well as an on-site waste disposal system.

Concept B-2, Northwest Quadrant, Dover

The area leased to Camp Grossman separates the westernmost area of this quadrant from the remainder of the property north of Powisset Street in Dover. Given the steep topography and the presence of a large amount of existing roadway frontage on Powisset Street, this western section of the site was divided into four ANR lots. The remaining area of this quadrant is designed as a conventional subdivision with a proposed roadway that begins at the existing frontage on Wilsondale Street and connects to the existing site driveway, which traverses the Westwood portion of the Hale Reservation north of Powisset and connects back to Powisset Street, providing access to Camp Grossman. The frontage on Wilsondale Street is separated from the remainder of the property by two narrow bands of wetland resource area. The proposed roadway design would need approval from the Dover Conservation Commission to cross both of these wetland bands in order to access the upland portions of this quadrant of the site.

As mentioned previously, the minimum lot size in the Residential 2 Zoning District is two (2) acres. Each lot must also include 200 linear feet of roadway frontage and be able to accommodate a "perfect square" of 200 feet by 200 feet. In addition, every proposed lot must be accessible through its own roadway frontage and every driveway is required to have a permit from the Superintendent of Streets to ensure that it conforms to Chapter 196 of the Town of Dover Code.

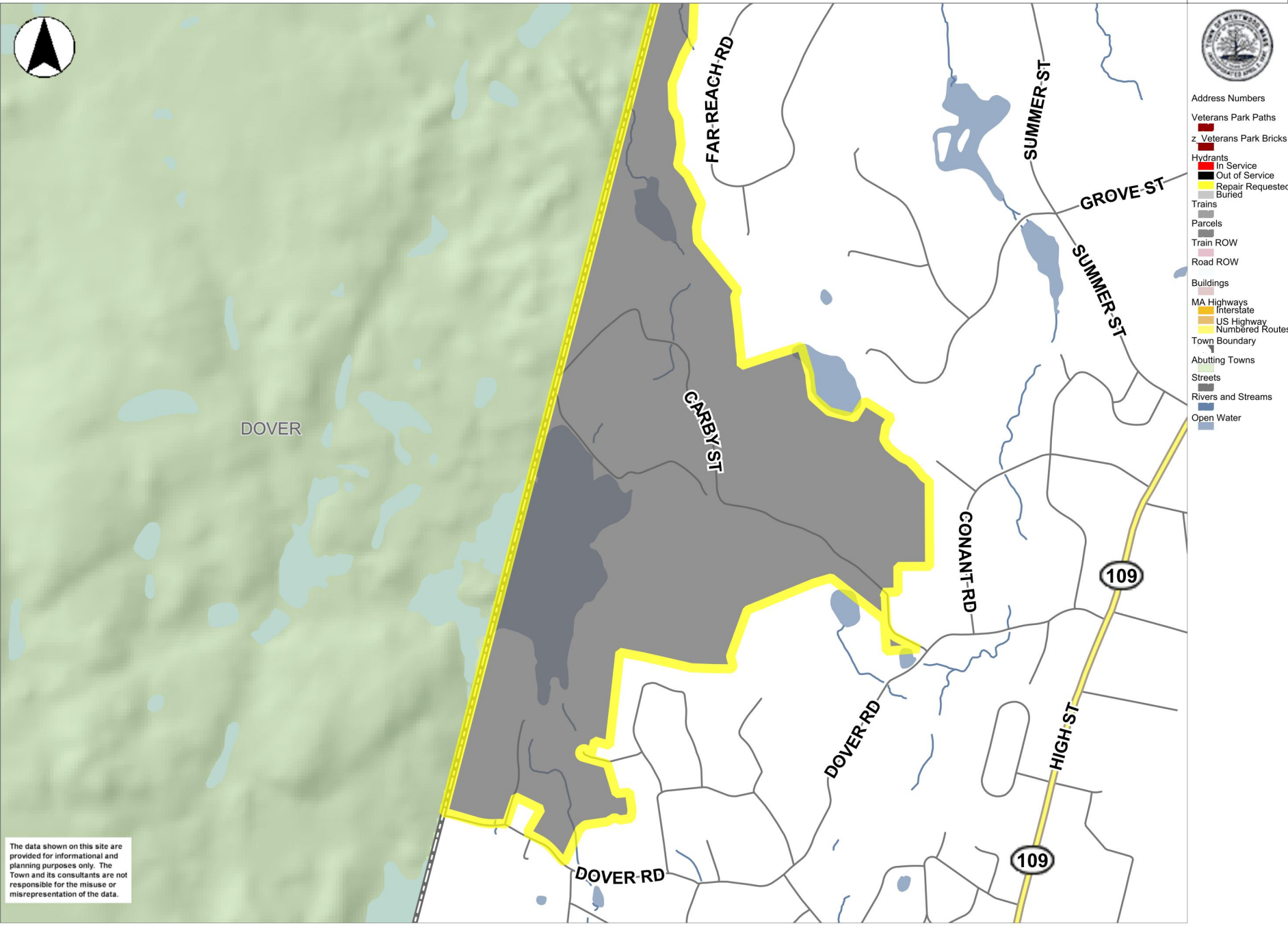
Concept B-2 includes forty-six (46) lots, four of which are ANR. Each of the ANR lots would require a Scenic Road permit from the Dover Planning Board for its driveway on Powisset Street. All of the ANR lots are significantly larger than the minimum lot size (the smallest of the four is 20 acres), due to the steepness of the topography and the configuration of the wetland resources in this area. The design of the northern part of this quadrant includes forty-two smaller lots, twenty of which include portions of the power line easement. The proposed roadway is 10,304 linear feet, 5,000 of which is aligned with the existing site driveway. The area of the site that includes the proposed roadway will require Definitive Subdivision approval from the Dover Planning Board.

This portion of the site could be developed separately from the other quadrants. It could also be separated into phases, with the ANR lots being developed as the first phase, and the conventional subdivision developed as phase two.

Beals Associates, Inc. also prepared an alternative lot layout for the Camp Grossman property, which proposes another loop roadway based on the alignment of the existing driveway to Powisset Pond connecting to the existing fire road along the westerly side of the area leased to the camp. This scenario increases the overall lot count of the B-2 concept by 23 lots and further subdivides the previous Lot 1, as additional roadway frontage is available. The overall roadway length in this scenario is increased to a total of 13,234 linear feet (8,000 of which follows existing site driveways), including 2,930 linear feet required for the JCC subdivision.

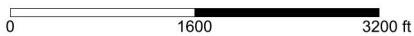
Summary

Overall, there are many different development scenarios available to the Hale Reservation. The existing roadway frontage of the property could yield more than twenty-six (26) ANR lots with no need for additional infrastructure. Some of these frontage lots could be combined to create larger, "kingdom" lots if those prove to be more valuable. Each of the three proposed conventional subdivisions could be developed one at a time for a total of an additional two hundred and seventy-two (272) lots over an extended period of time (not including the potential lots in the Camp Grossman area) for a total of 298 lots. The two Westwood subdivisions could also be scaled back to reduce the infrastructure costs in conformance with the Open Space Residential Development regulations available in that community. If the JCC land is included, the revised conceptual plans could yield two hundred and eighty-nine (289) subdivision lots plus a potential for thirty-two (32) ANR lots for a total of three hundred and twenty-one (321) total lots.



- Address Numbers
- Veterans Park Paths
- z Veterans Park Bricks
- Hydrants
 - In Service
 - Out of Service
 - Repair Requested
 - Buried
- Trains
- Parcels
- Train ROW
- Road ROW
- Buildings
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Town Boundary
- Abutting Towns
- Streets
- Rivers and Streams
- Open Water

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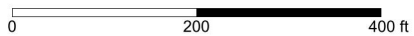




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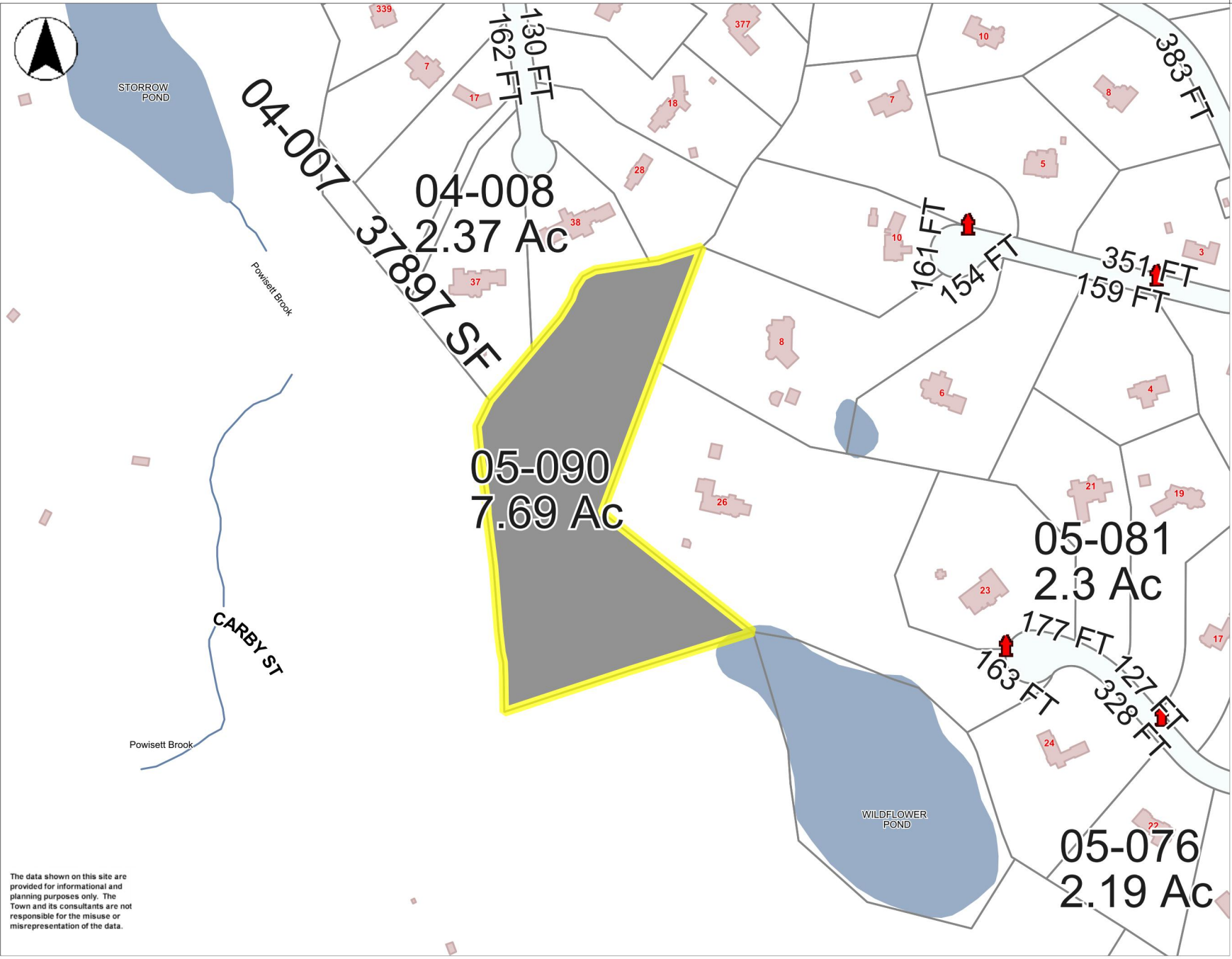


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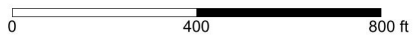




- Address Numbers
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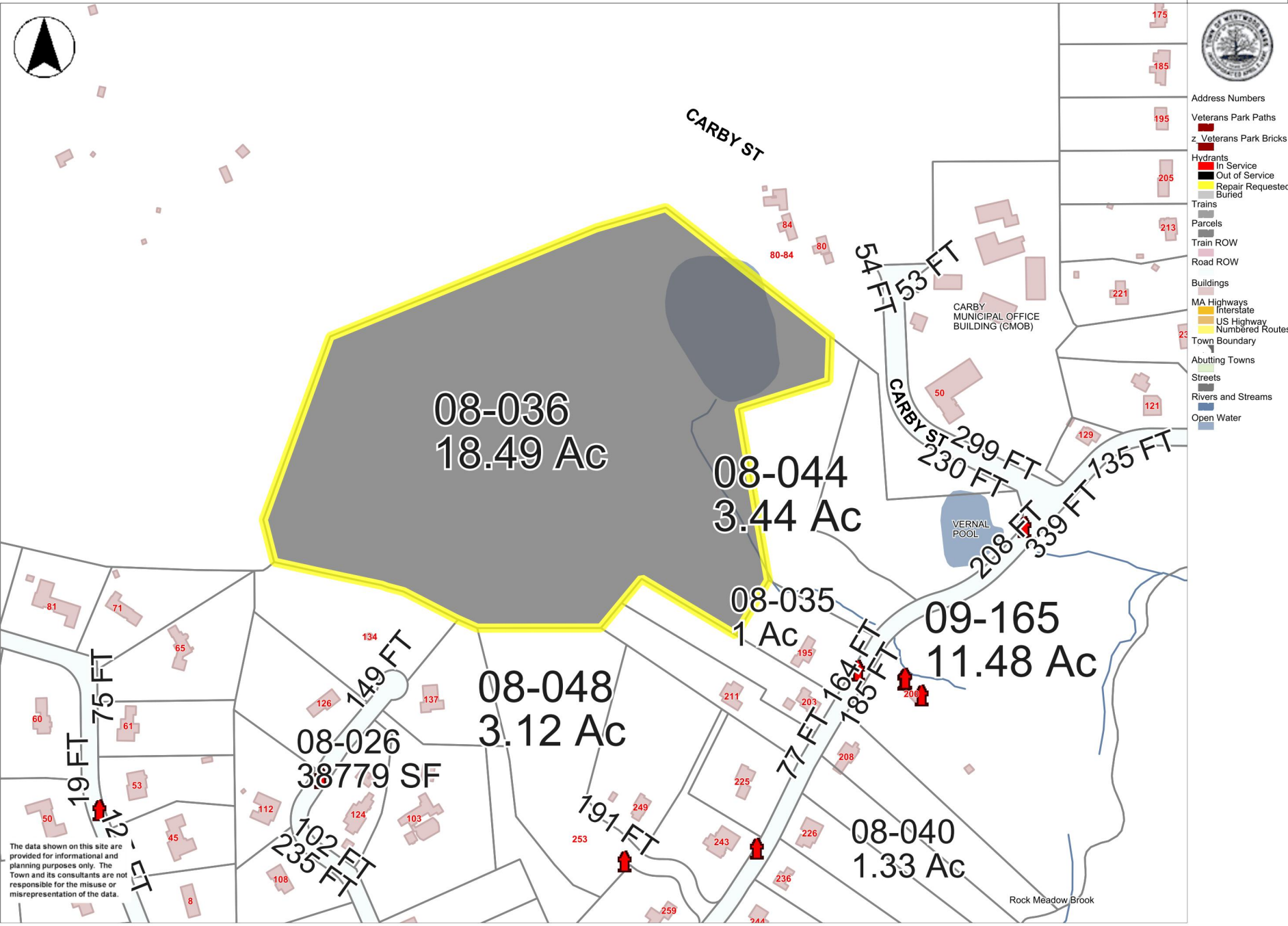


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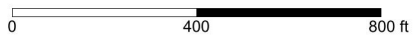




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08-036
18.49 Ac

08-044
3.44 Ac

08-035
1 Ac

09-165
11.48 Ac

09-156
1.01 Ac

09-225
16552 SF

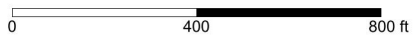
08-048
3.12 Ac

08-026
38779 SF

08-040
1.33 Ac

09-155
9.57 Ac

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80-84



Address Numbers

Veterans Park Paths

z Veterans Park Bricks

Hydrants
In Service
Out of Service
Repair Requested
Buried

Trains

Parcels

Train ROW

Road ROW

Buildings

MA Highways

Interstate

US Highway

Numbered Routes

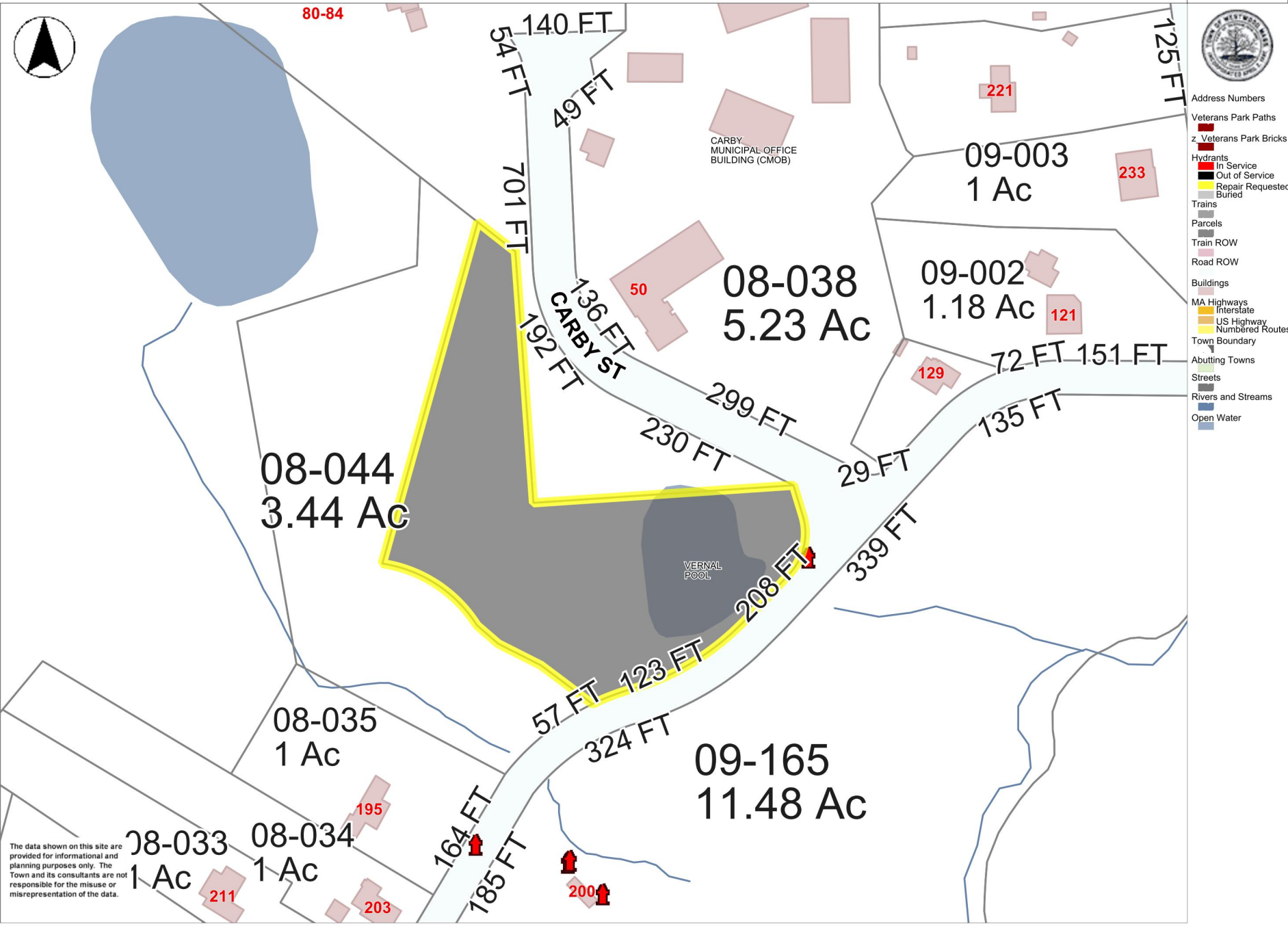
Town Boundary

Abutting Towns

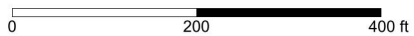
Streets

Rivers and Streams

Open Water



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08-044
3.44 Ac

08-038
5.23 Ac

09-002
1.18 Ac

09-003
1 Ac

08-035
1 Ac

09-165
11.48 Ac

08-033
1 Ac

08-034
1 Ac

54 FT
701 FT
136 FT
192 FT
140 FT
49 FT

CARBY ST

230 FT
299 FT

57 FT
123 FT
324 FT

164 FT
185 FT

29 FT
339 FT
72 FT
151 FT
135 FT

125 FT

50

221

233

121

129

195

211

203

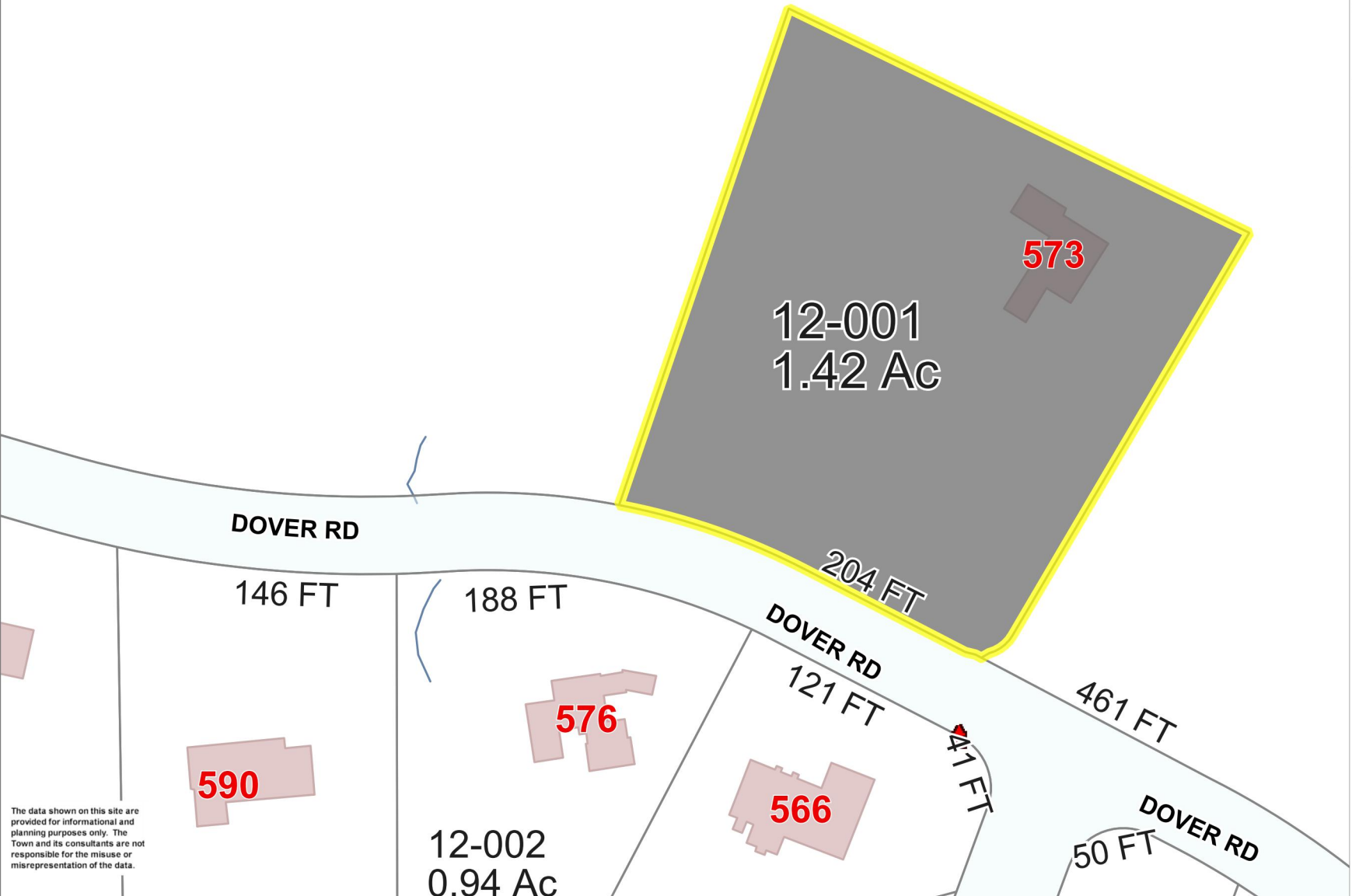
200

VERNAL POOL

CARBY MUNICIPAL OFFICE BUILDING (CMOB)



- Address Numbers
- Veterans Park Paths
- z_Veterans Park Bricks
- Hydrants
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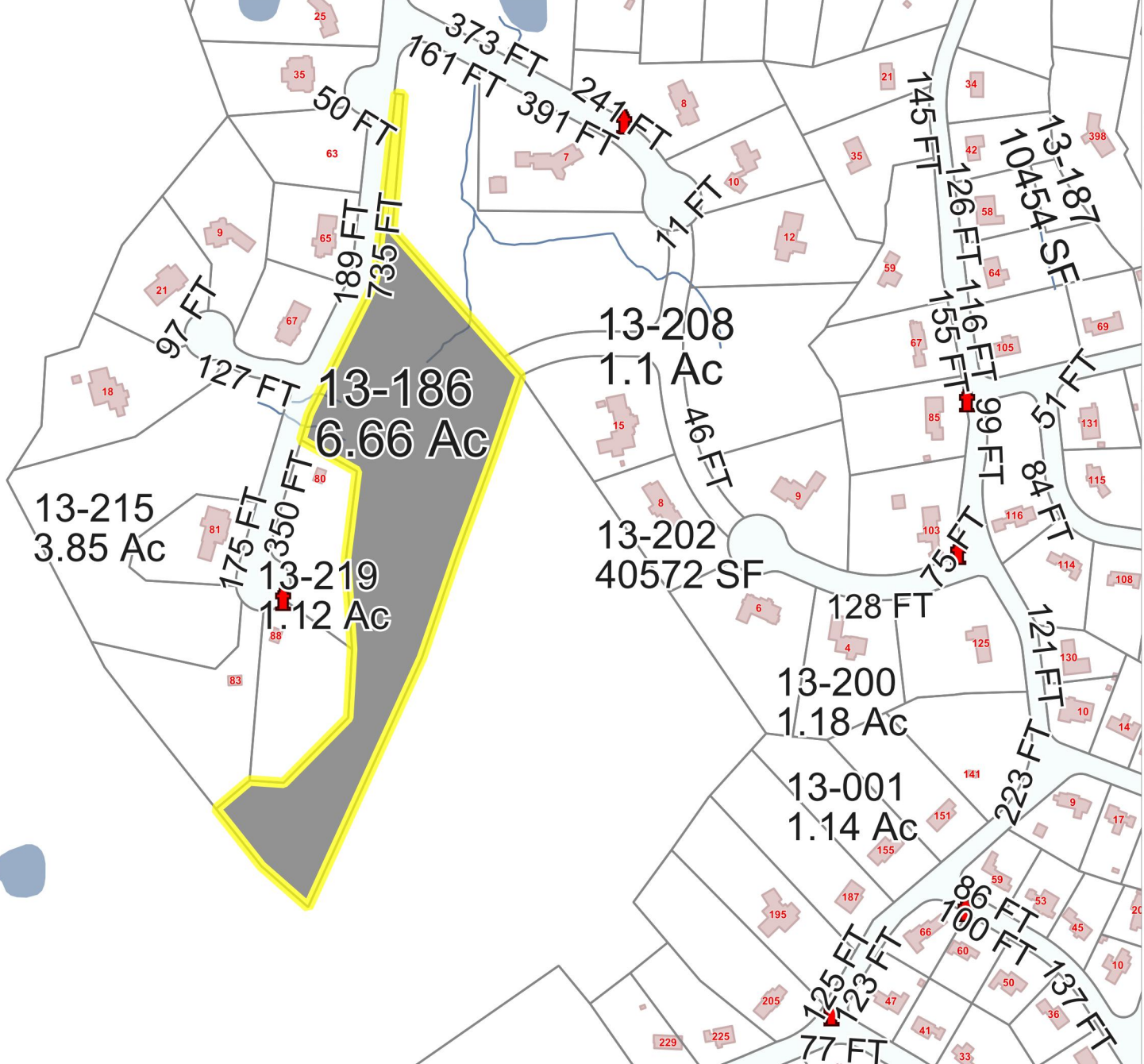


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0 100 200 ft

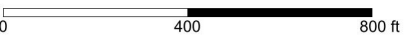
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Westwood MapsOnline



- Address Numbers
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13-214
1.49 Ac

13-215
3.85 Ac

13-216
33615 SF

18

81

8

88

220 FT

MORGAN FARM RD

350 FT

175 FT

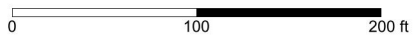
32 FT

51 FT

50 FT

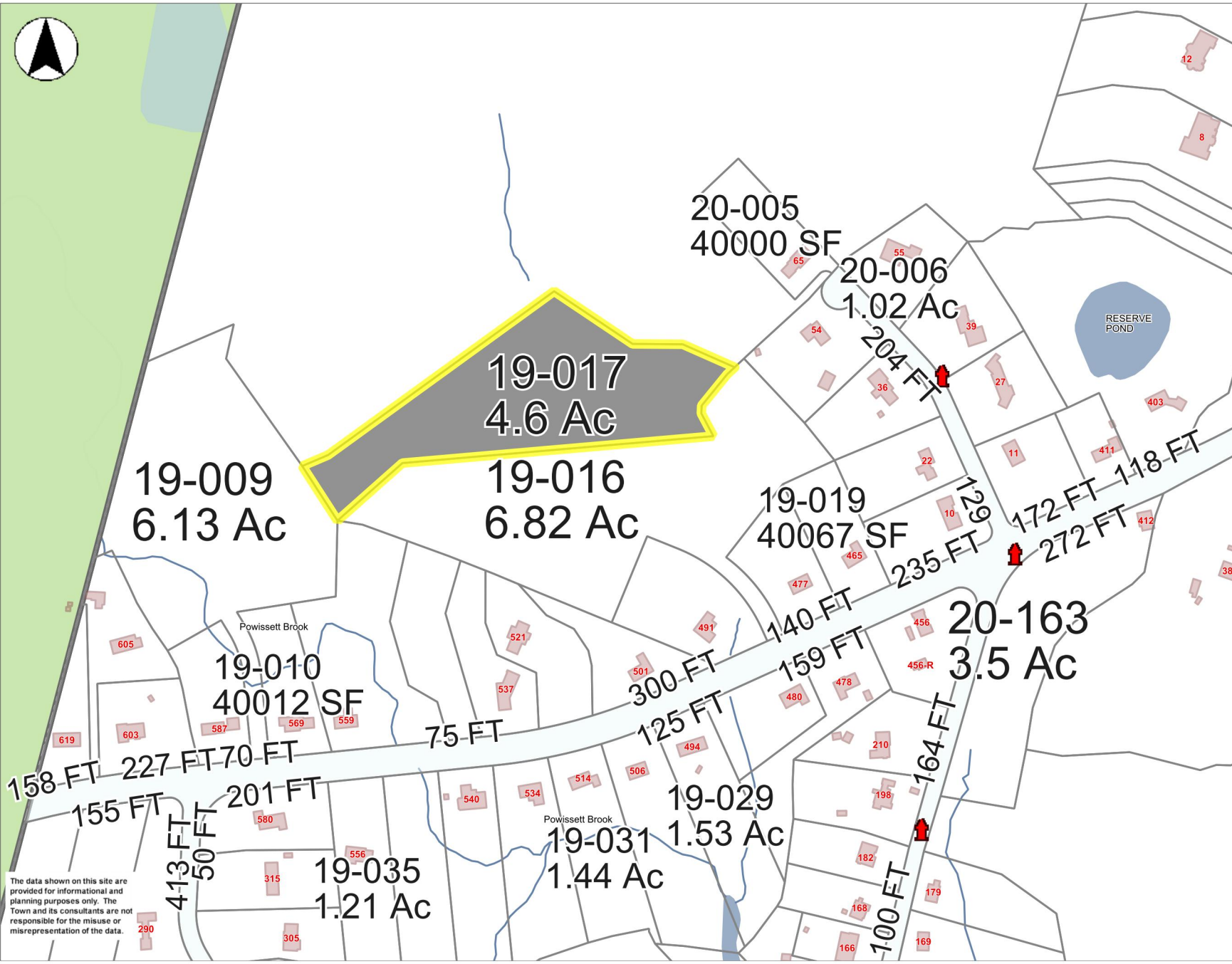
- Address Numbers
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- z Veterans Park Bricks
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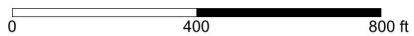




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20-013
124.14 Ac

13-215
3.85 Ac

13-186
6.66 Ac

13-219
1.12 Ac

20-174
1.99 Ac

97 FT

127 FT

175 FT

1350 FT

379 FT

164 FT

173 FT

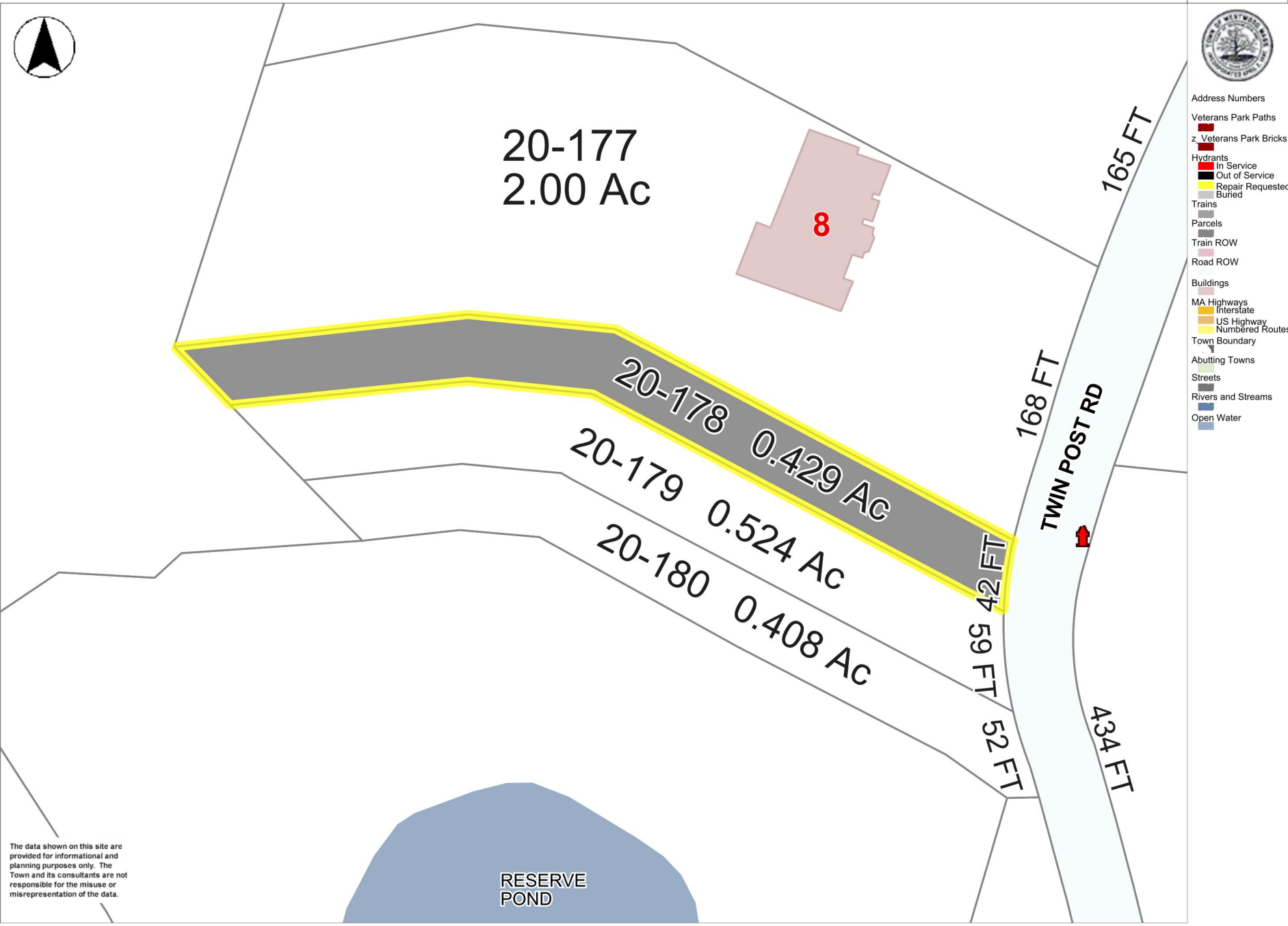
81 FT

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0 400 800 ft

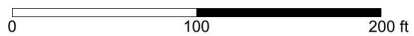
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Westwood MapsOnline



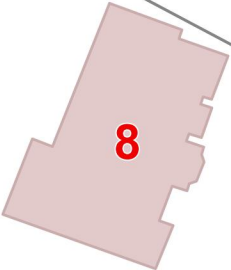
- Address Numbers
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20-177
2.00 Ac



20-178 0.429 Ac

20-179 0.524 Ac

20-180 0.408 Ac

165 FT

168 FT

42 FT

59 FT

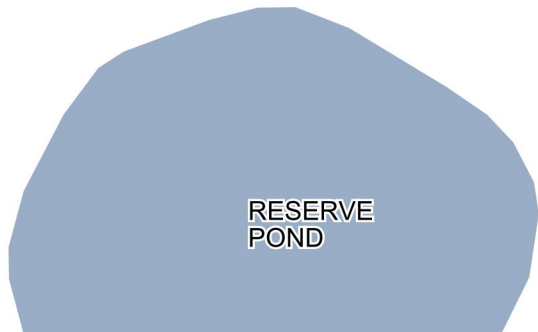
52 FT

165 FT

434 FT

TWIN POST RD

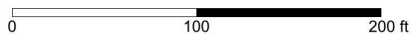
TWIN POST RD



RESERVE
POND

- Address Numbers
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- z Veterans Park Bricks
- Hydrants
 - In Service
 - Out of Service
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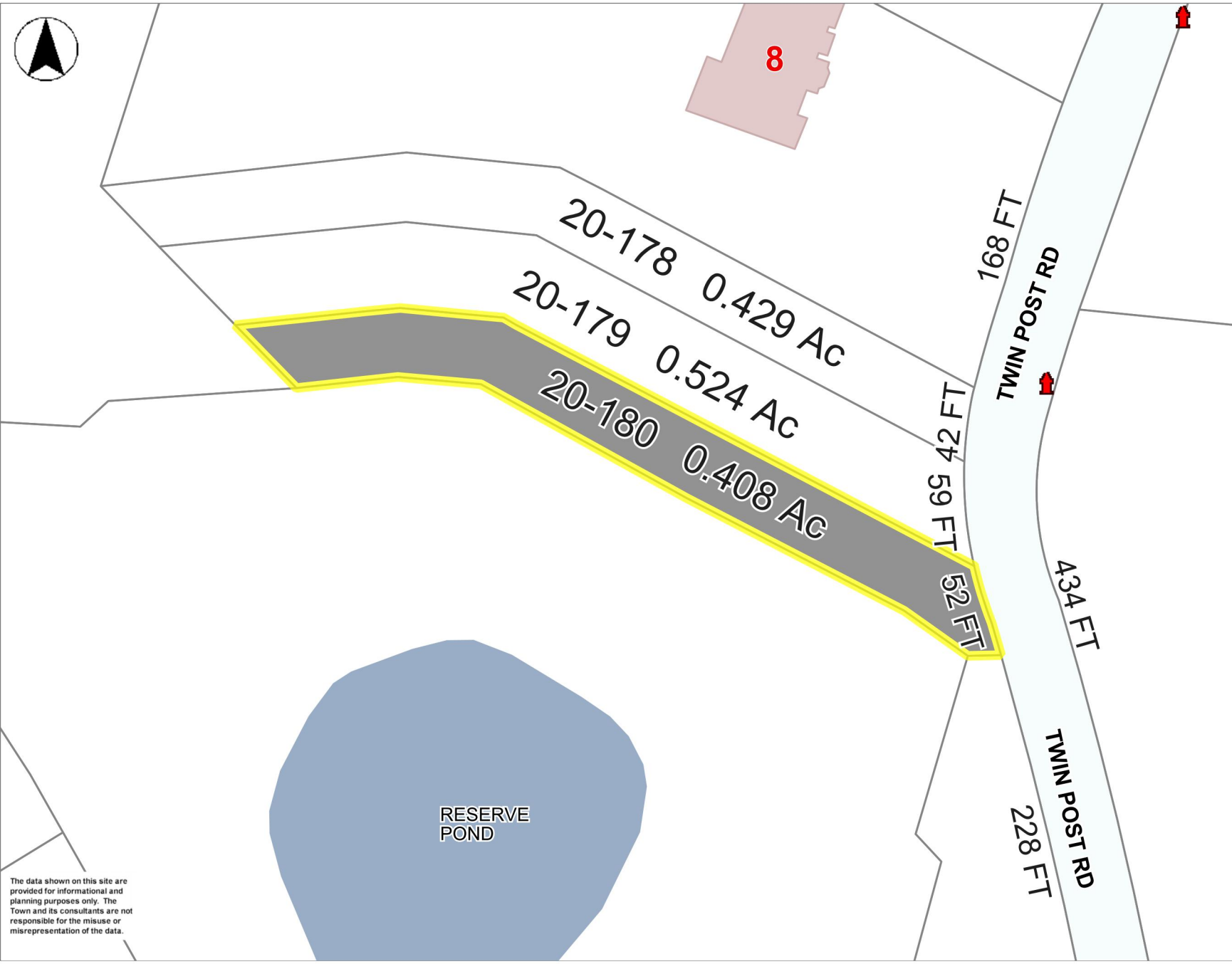
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- Address Numbers
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0 100 200 ft

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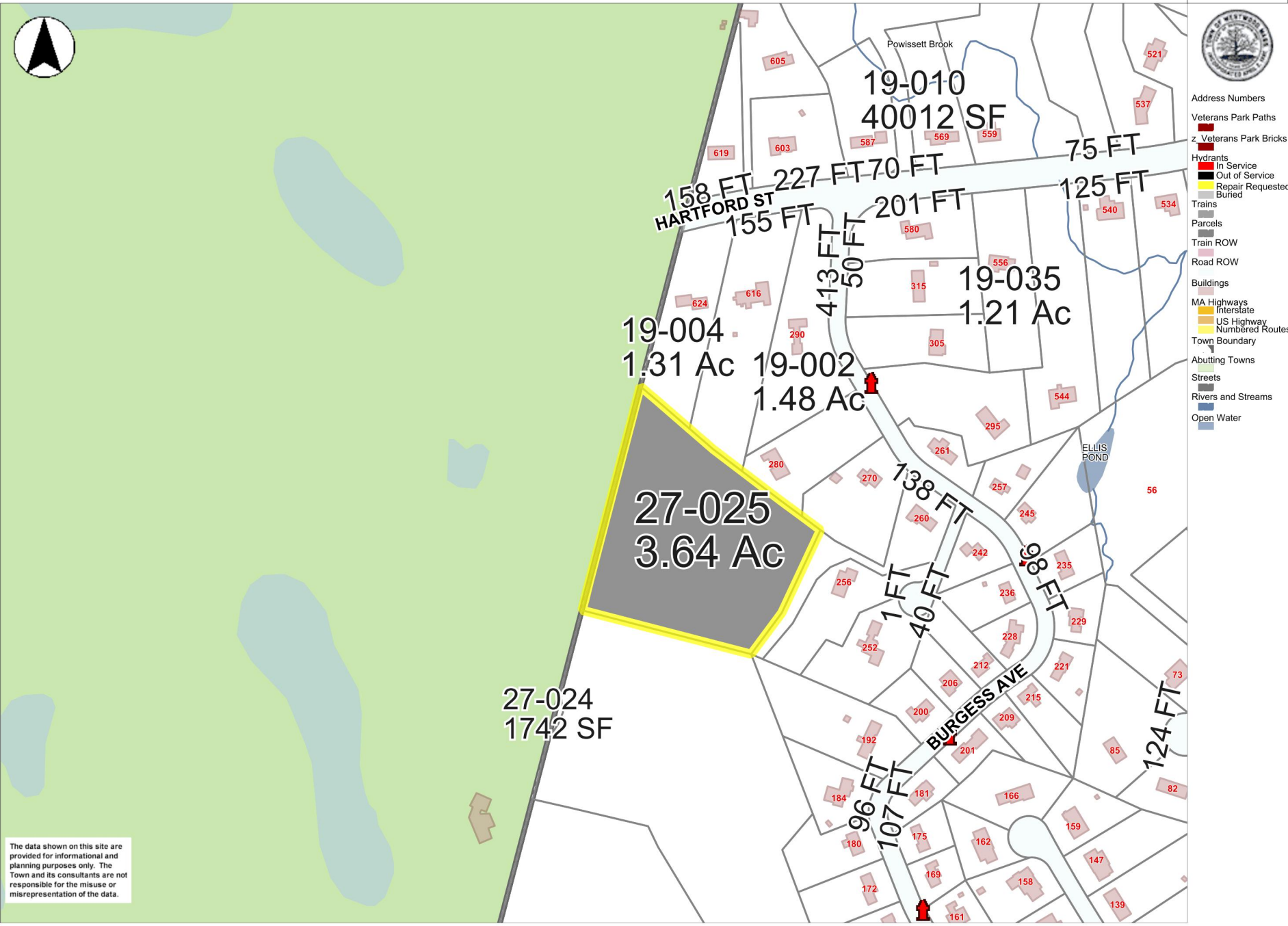
- Address Numbers
- Veterans Park Paths
- z Veterans Park Bricks
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0 400 800 ft

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Westwood MapsOnline





19-029
1.53 Ac
19-030
1.76 Ac

27-216
1.39 Ac

27-208
1.49 Ac

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DOOLEY'S POND

CLOTHESRINGER POND

Mill Brook

Mill Brook

Mill Brook

20-166
1.21 Ac
20-167
1.37 Ac

28-023
1.5 Ac

28-025
41939 SF

28-027
40023 SF

28-033
29.72 Ac

28-031
1.09 Ac

28-035
1.55 Ac

28-034
2.28 Ac

28-037
16.9 Ac

28-057
1.29 Ac

161 FT
100 FT
123 FT
90 FT
178 FT
125 FT
40 FT
153 FT
155 FT
218 FT
128 FT

260 FT
101 FT
279 FT
194 FT
HIGH ST
120 FT

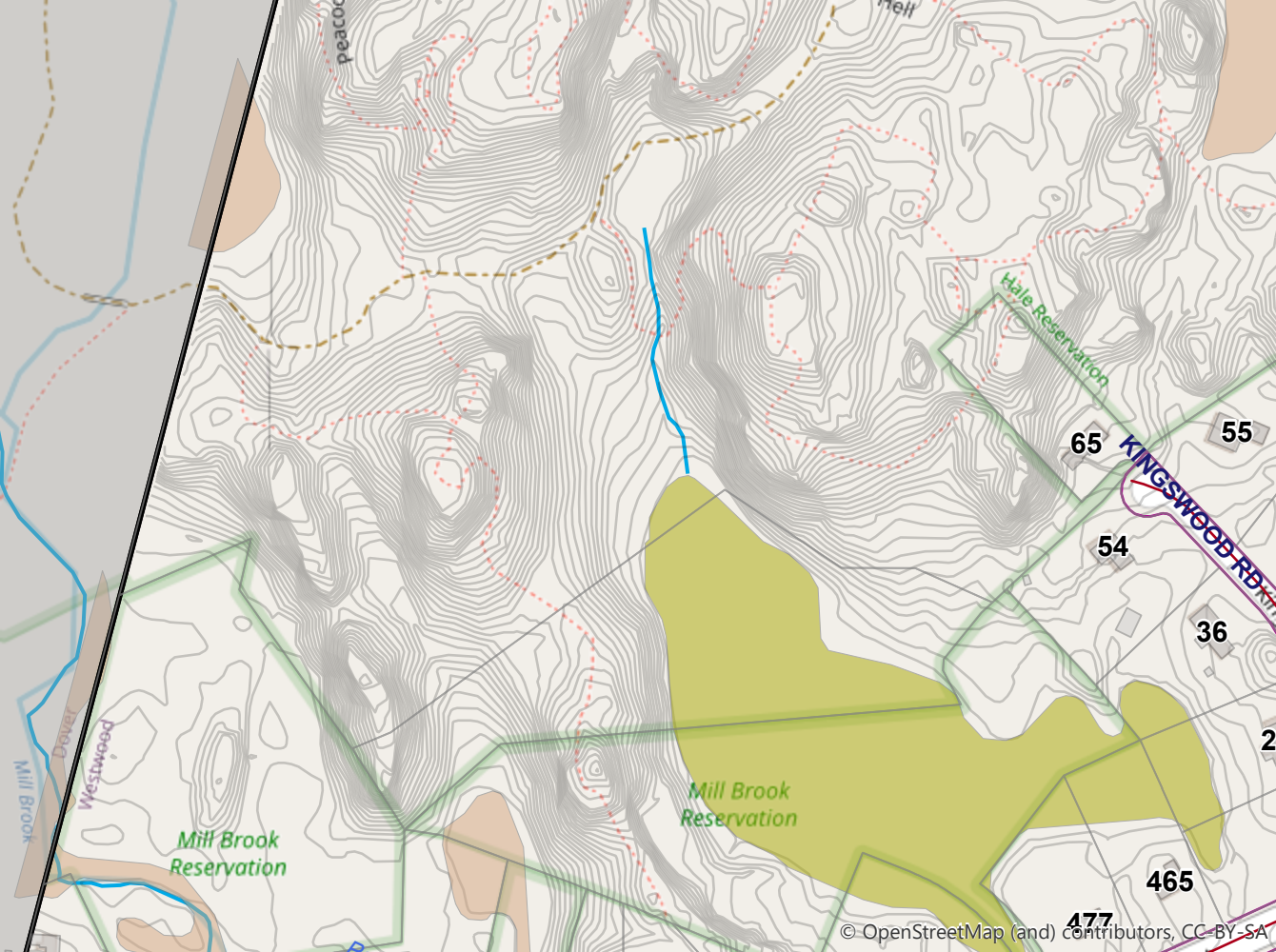
75 FT
78 FT

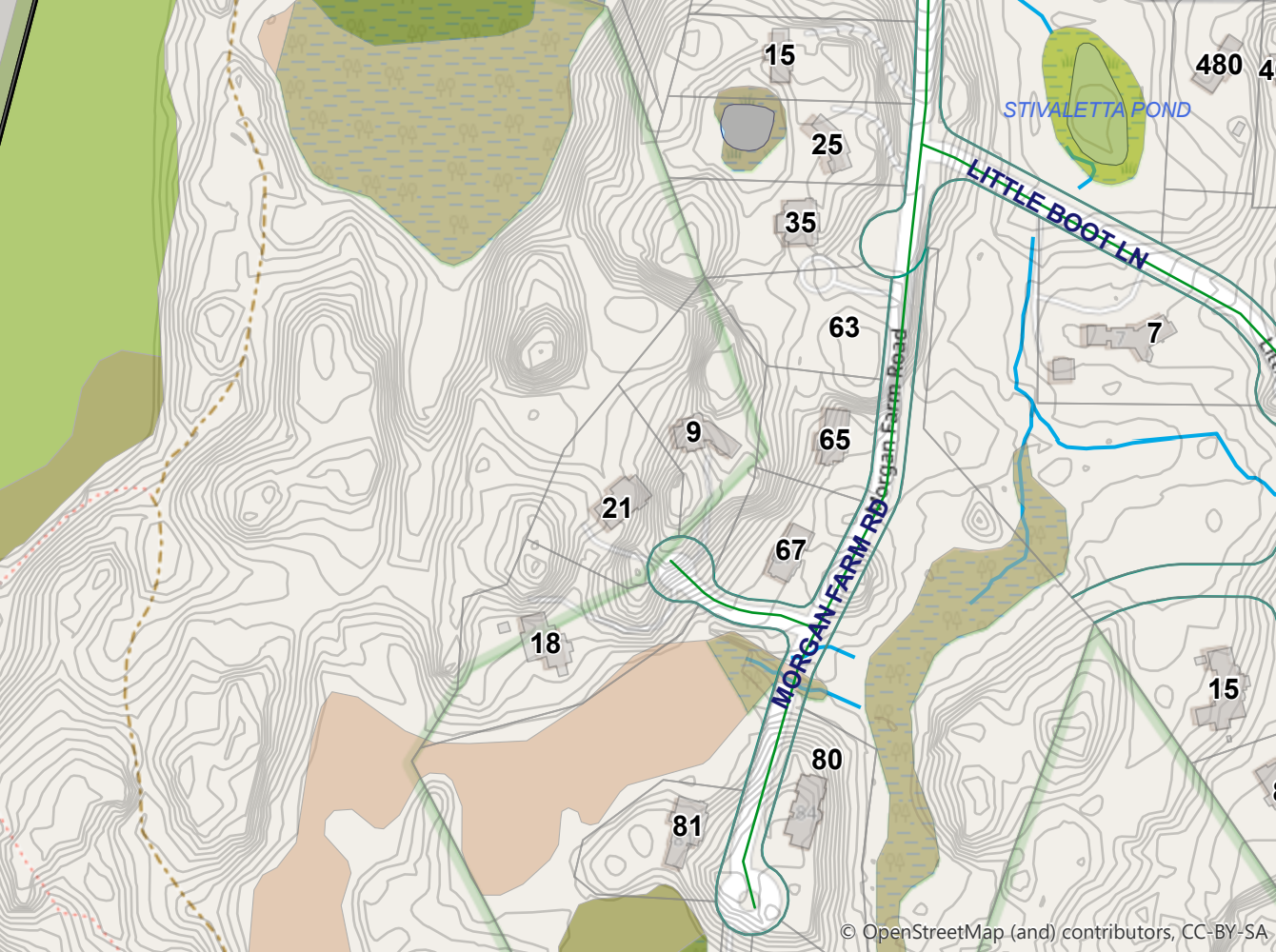
- Address Numbers
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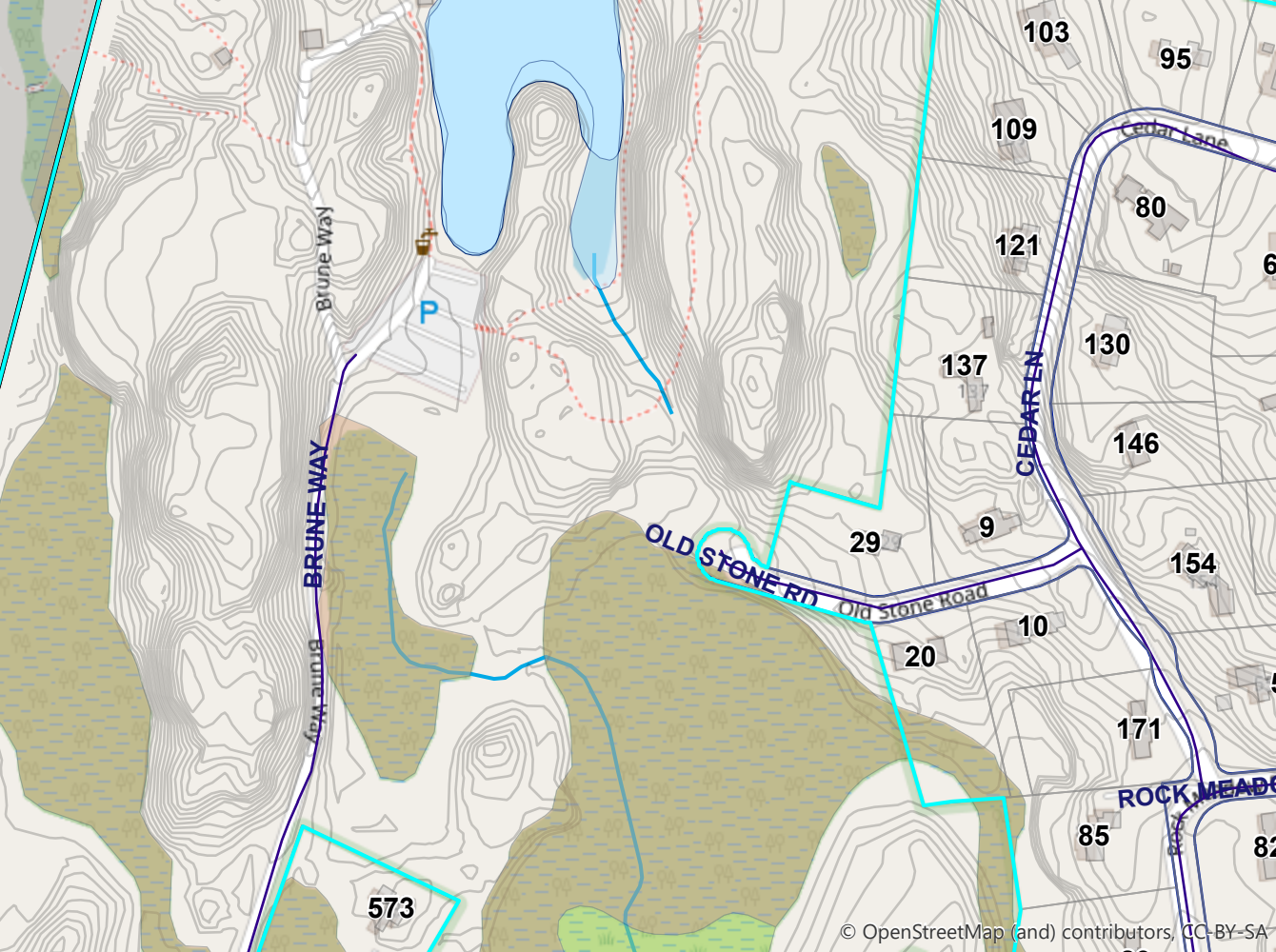
0 400 800 ft

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Westwood MapsOnline







Brune Way

BRUNE WAY

Brune Way

P

OLD STONE RD

Old Stone Road

CEDAR LN

ROCK MEAD

Cedar Lane

103

95

109

80

121

137

130

146

29

9

154

20

10

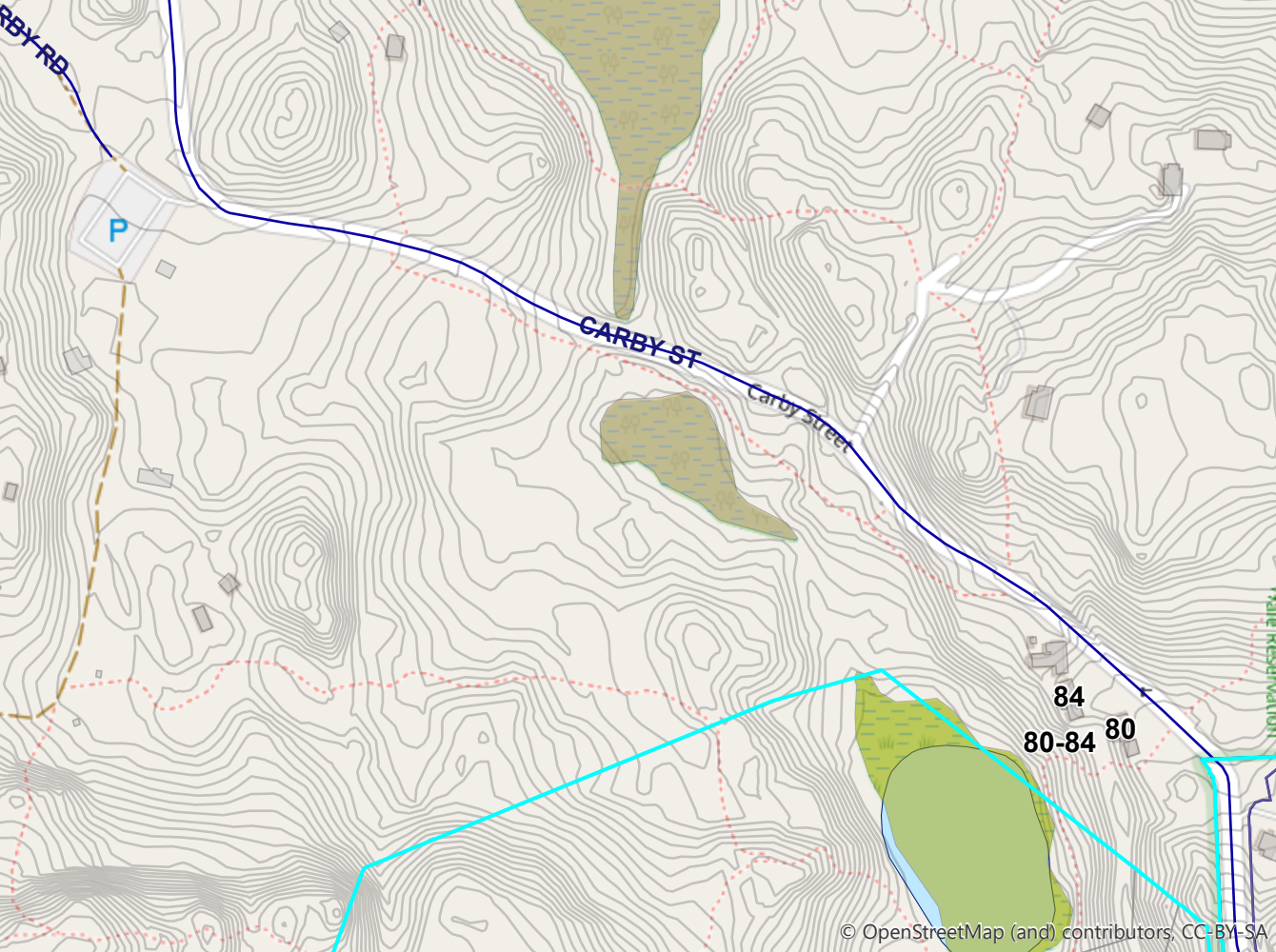
171

85

573

82

NOANNET POND



CARBY ST

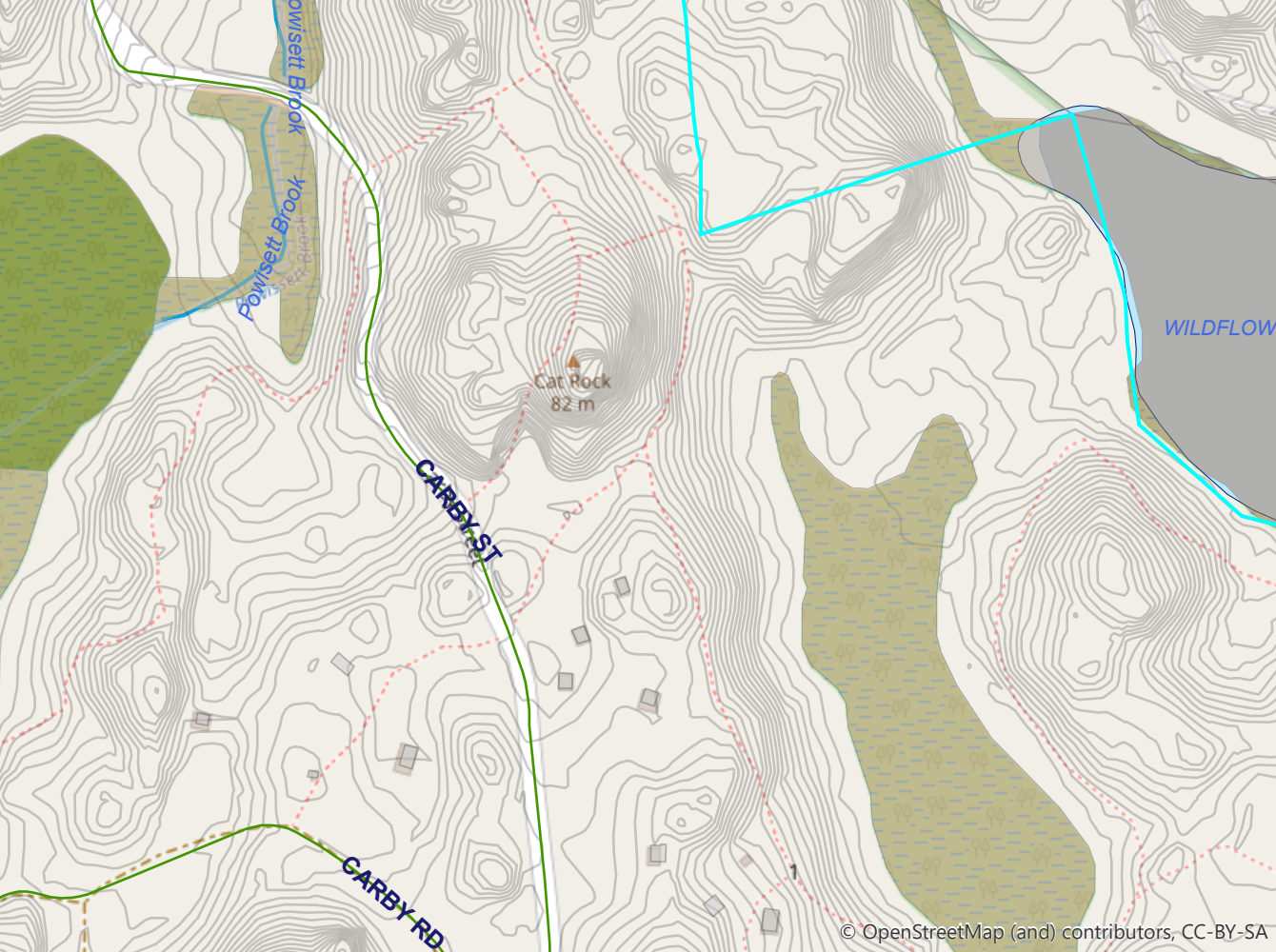
Carby Street

P

84

80-84

80



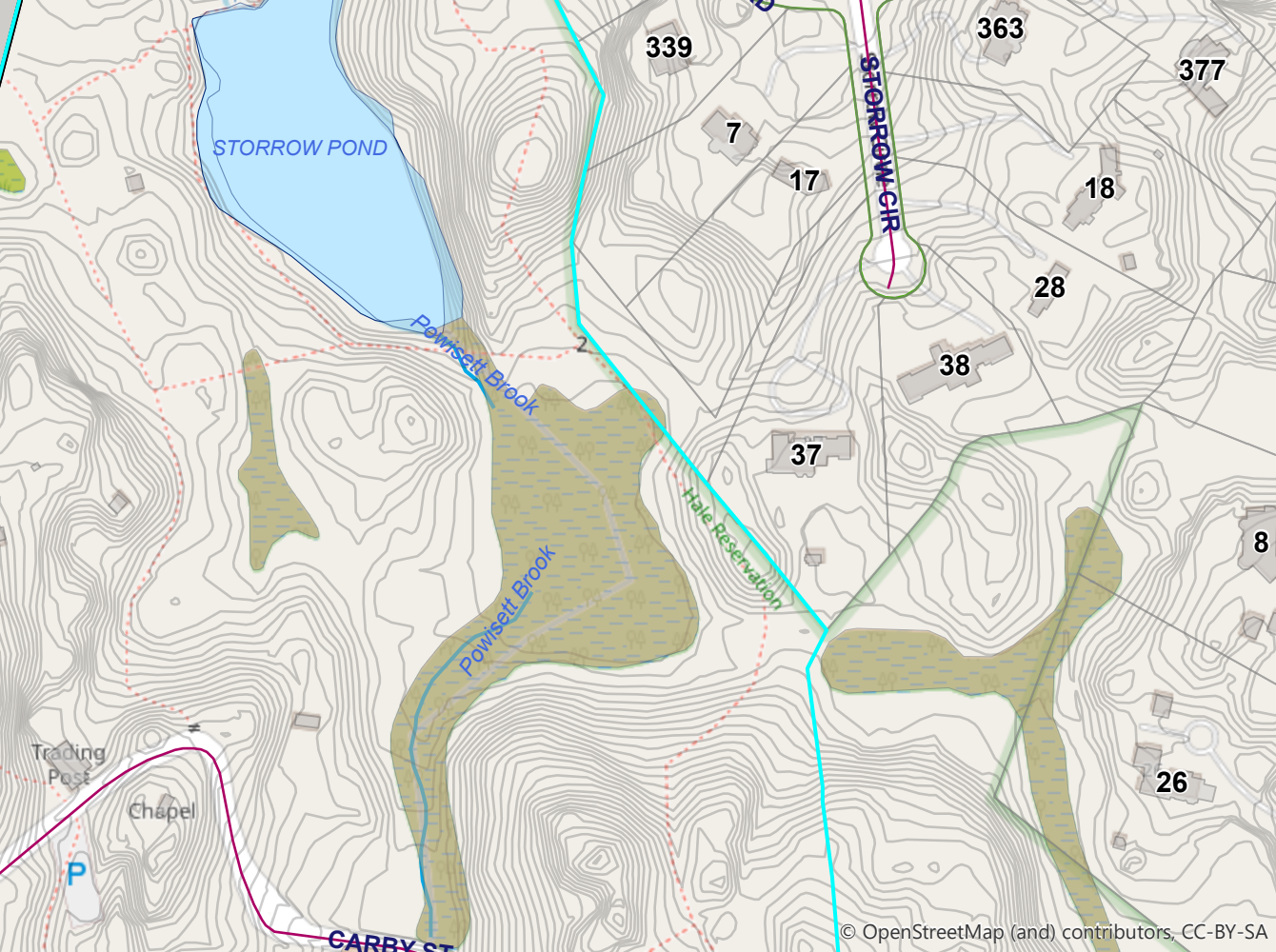
Cat Rock
82 m

Fairsett Brook

CARBY ST

CARBY RD

WILDFLOW



STORROW POND

339

363

377

7

17

18

28

38

37

8

26

Pelwissett Brook

Powissett Brook

Hale Reservation

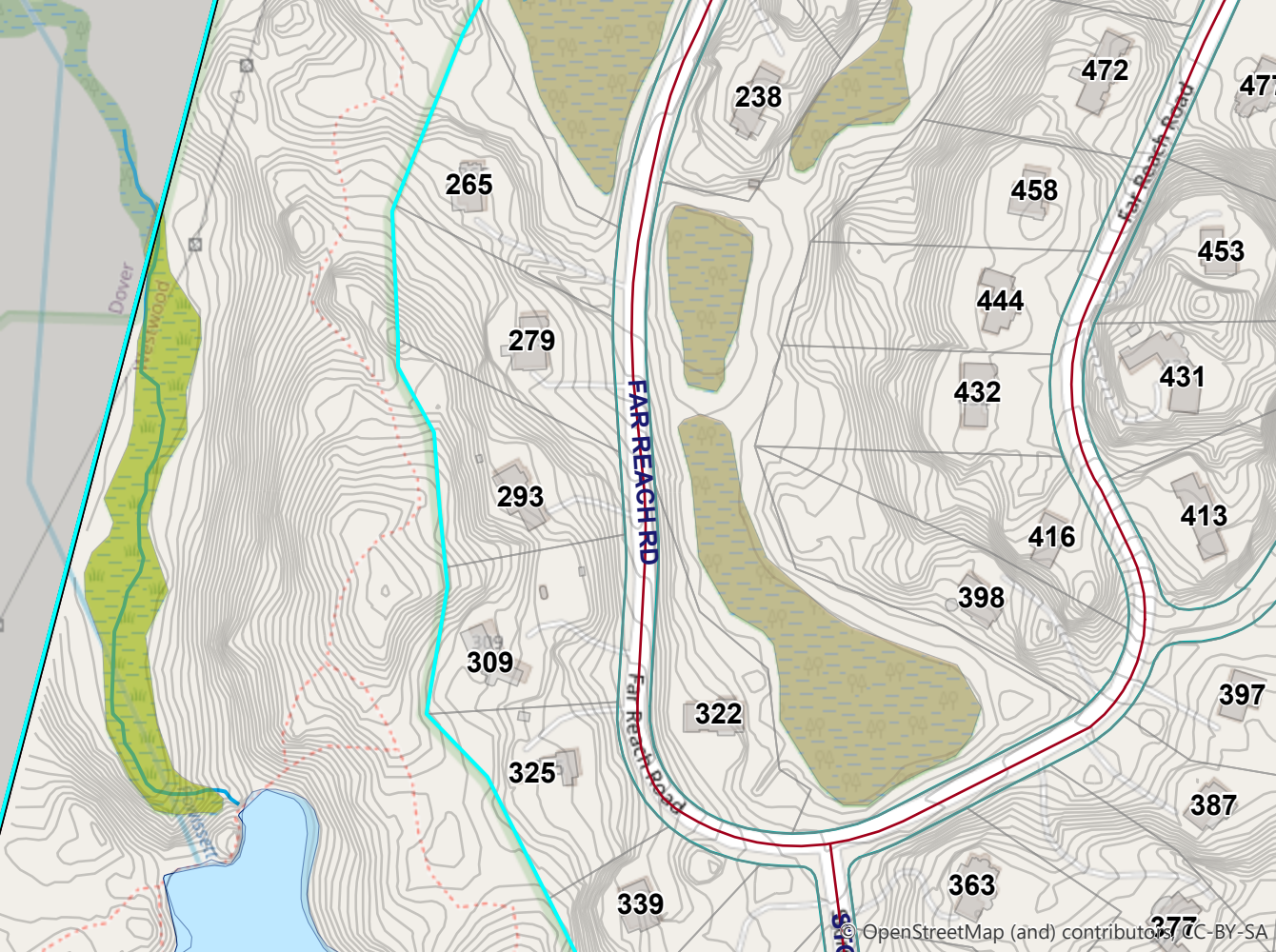
STORROW CIR

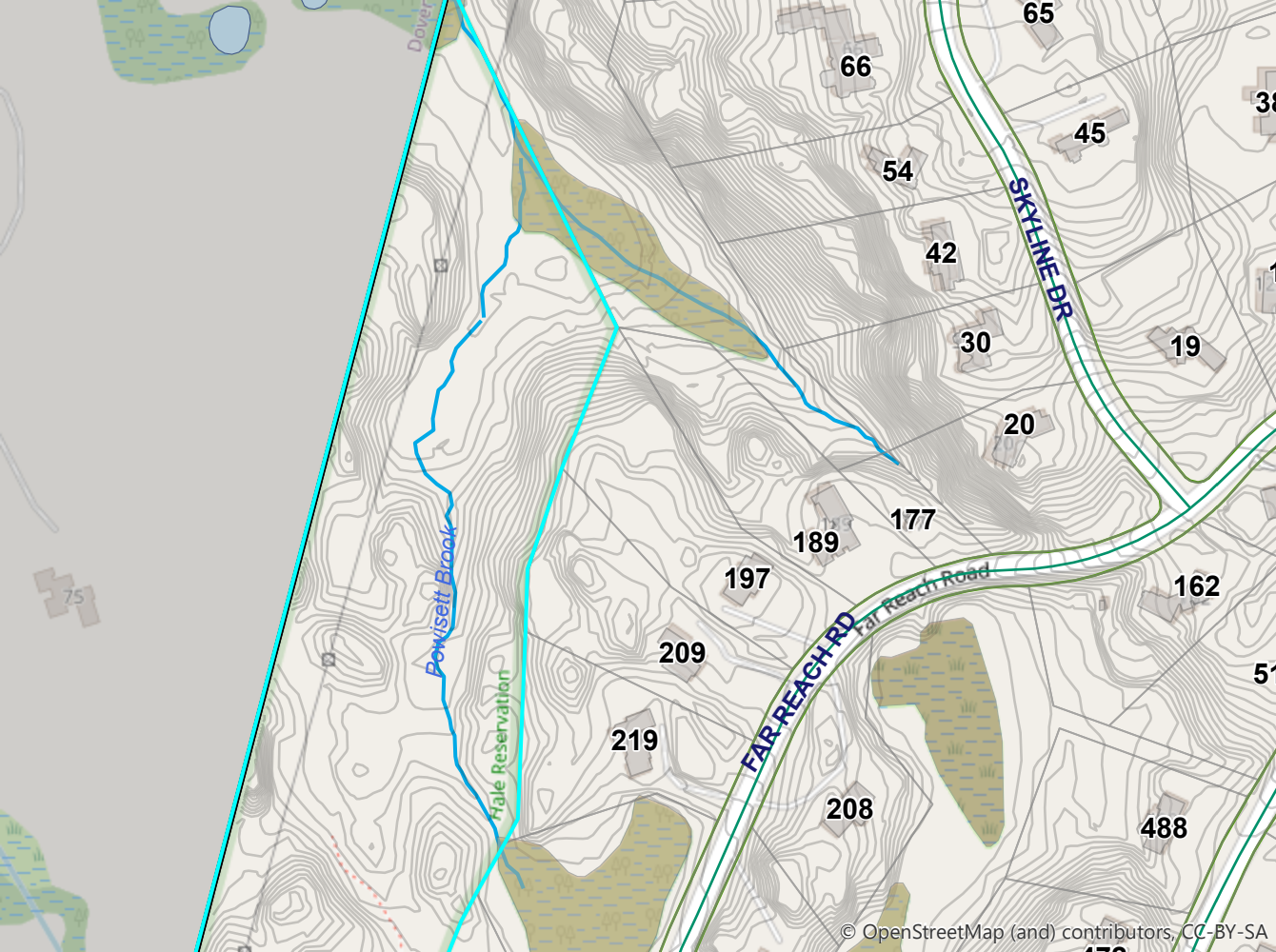
CARRY ST

Trading Post

Chapel

P





Friday, July 16, 2021

LOCATION

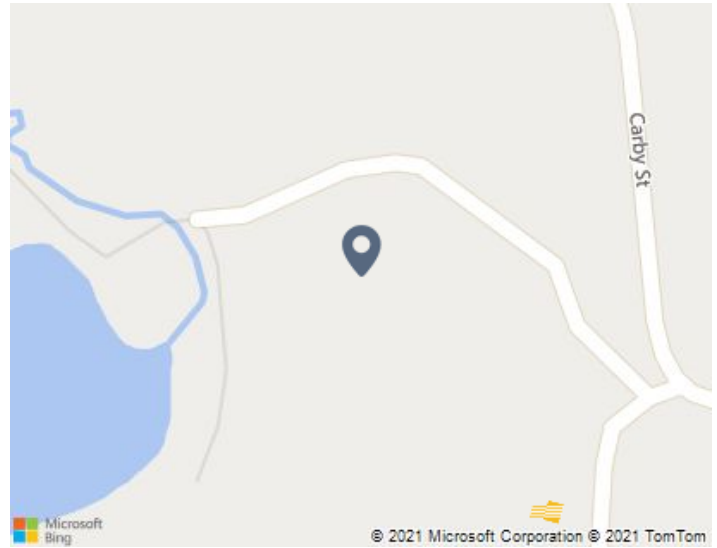
Property Address	80 Carby St Westwood, MA 02090-1004
County	Norfolk County, MA

PROPERTY SUMMARY

Property Type	Frat. Exempt
Land Use	950:Charity Property
Building Style	Conventional
Square Feet	2590

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	WVVO M:004 B:000 L:001
Alternate Parcel ID	
Account Number	
District/Ward	
2010 Census Trct/Blk	4122/2



CURRENT OWNER

Name	Hale Reservation Inc
Mailing Address	80 Carby St Westwood, MA 02090-1004

SALES HISTORY THROUGH 07/02/2021

Date	Amount	Buyer/Owners	Buyer Address	Seller	Instrument	Quality	Book/Page Or Document#
10/30/1997		Hale Reservation Inc	80 Carby St Westwood, MA 02090-1004				12060/581

TAX ASSESSMENT

Tax Assessment	2021	Change (%)	2020	Change (%)	2019
Assessed Land	\$12,287,200.00		\$12,287,200.00	\$35,200.00 (0.3%)	\$12,252,000.00
Assessed Improvements	\$856,150.00	\$65,900.00 (8.3%)	\$790,250.00	\$37,350.00 (5.0%)	\$752,900.00
Total Assessment	\$13,143,350.00	\$65,900.00 (0.5%)	\$13,077,450.00	\$72,550.00 (0.6%)	\$13,004,900.00

Exempt Reason

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
No tax records were found for this parcel.			

MORTGAGE HISTORY

No mortgages were found for this parcel.

LIEN HISTORY

No liens were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Charity Prop	Condition	Average	Units	1
Year Built	1970	Effective Year		Stories	1
BRs	2	Baths	F 1 H	Rooms	6
Total Sq. Ft.	2,590	Style	Conventional		
Building Square Feet (Living Space)			Building Square Feet (Other)		

- CONSTRUCTION

Quality		Roof Framing	Gable
Shape		Roof Cover Deck	Shngls&Asphalt
Partitions		Cabinet Millwork	
Construction Style	Conventional	Floor Finish	
Foundation		Interior Finish	
Floor System		Air Conditioning	
Exterior Wall	Logs	Heat Type	Forced Hw
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	

- OTHER

Occupancy	Building Data Source
------------------	-----------------------------

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Outbuildings			

PROPERTY CHARACTERISTICS: LOT

Land Use	950:Charity Property	Lot Dimensions	
Block/Lot		Lot Square Feet	14,881,838
Latitude/Longitude	42.236523°/-71.234760°	Acreage	341.64

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code	RC	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Plat Book/Page
Block/Lot	District/Ward
Description	

FEMA FLOOD ZONES

Zone Code	Flood Risk	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	25021C0176E	07/17/2012
A	High	Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.	25021C0176E	07/17/2012

X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 25021C0038E 500-year flood level.	07/17/2012
0.2 PCT	Moderate	An area inundated by 500-year flooding; an area inundated by 100-year 25021C0176E flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100- year flooding.	07/17/2012

Friday, July 16, 2021

LOCATION

Property Address Dover Rd
 Westwood, MA 02090

County Norfolk County, MA

PROPERTY SUMMARY

Property Type**Land Use****Building Style****Square Feet**

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID VRTL 3465872
Alternate Parcel ID**Account Number****District/Ward****Census Tract/Block**

CURRENT OWNER

Name Hale Reservation Inc

Mailing Address Dover Rd
 Westwood, MA 02090

SALES HISTORY THROUGH 07/02/2021

Date	Amount	Buyer/Owners	Buyer Address	Seller	Instrument	Quality	Book/Page Or Document#
5/15/2000	\$100,000	Hale Reservation Inc		Commonwealth Rt			000000046029

TAX ASSESSMENT

Tax Assessment 2021
Assessed Land**Assessed Improvements****Total Assessment****Exempt Reason**

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
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No tax records were found for this parcel.

MORTGAGE HISTORY

No mortgages were found for this parcel.

LIEN HISTORY

No liens were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Lot Dimensions
Block/Lot	Lot Square Feet
Latitude/Longitude	Acreage

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type
Electric Source	Topography
Water Source	District Trend
Sewer Source	Special School District 1
Zoning Code	Special School District 2
Owner Type	

LEGAL DESCRIPTION

Subdivision	Plat Book/Page
Block/Lot	District/Ward
Description	

Friday, July 16, 2021

LOCATION

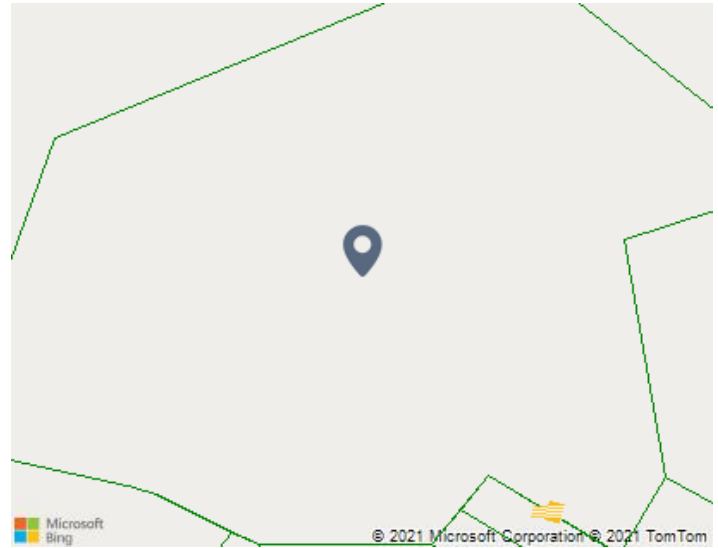
Property Address	Dover Rd Westwood, MA 02090
County	Norfolk County, MA

PROPERTY SUMMARY

Property Type	Frat. Exempt
Land Use	950:Charity Property
Building Style	
Square Feet	

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	WVVO M:008 B:000 L:036
Alternate Parcel ID	
Account Number	
District/Ward	
2010 Census Trct/Blk	4122/2



CURRENT OWNER

Name	Hale Reservation Inc
Mailing Address	80 Carby St Westwood, MA 02090-1004

SALES HISTORY THROUGH 07/02/2021

Date	Amount	Buyer/Owners	Buyer Address	Seller	Instrument	Quality	Book/Page Or Document#
5/15/2000	\$1,500,000	Hale Reservation Inc	80 Carby St Westwood, MA 02090-1004				14159/233

TAX ASSESSMENT

Tax Assessment	2021	Change (%)	2020	Change (%)	2019
Assessed Land	\$1,413,200.00		\$1,413,200.00	\$35,200.00 (2.6%)	\$1,378,000.00
Assessed Improvements					
Total Assessment	\$1,413,200.00		\$1,413,200.00	\$35,200.00 (2.6%)	\$1,378,000.00
Exempt Reason					

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
No tax records were found for this parcel.			

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#	Assignments/ Releases
12/31/2013	250,000	Hale Reservation Inc	Dedham Inst For Savings	31998/67 000000147124	
09/14/2012	36,000	Hale Reservation Inc	Dedham Inst For Savings	30435/444 000000112032	
01/20/2010	275,000	Hale Reservation Inc	Dedham Inst For Savings	27396/416 000000005894	R

ASSIGNMENTS & RELEASES

Mortgage Date	New Lender	Original Lender	Borrower	Book/Page or Document#	Recorded Date	Document Type
01/20/2010		Dedham Institution For Savings	Hale Reservation Inc	30542/427 000000124699	10/10/2012	Release

LIEN HISTORY

No liens were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	950:Charity Property	Lot Dimensions	
Block/Lot		Lot Square Feet	805,274
Latitude/Longitude	42.232576°/-71.229981°	Acreage	18.49

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		District/Ward	
Description			

FEMA FLOOD ZONES

Zone Code	Flood Risk	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	25021C0176E	07/17/2012

Friday, July 16, 2021

LOCATION

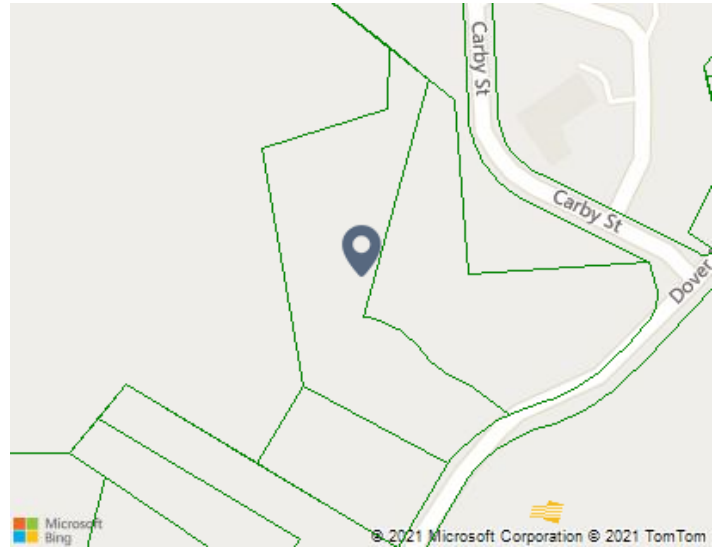
Property Address	Dover Rd Westwood, MA 02090
County	Norfolk County, MA

PROPERTY SUMMARY

Property Type	Frat. Exempt
Land Use	950:Charity Property
Building Style	
Square Feet	

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	WVVO M:008 B:000 L:044
Alternate Parcel ID	
Account Number	
District/Ward	
2010 Census Trct/Blk	4122/2



CURRENT OWNER

Name	Hale Reservation Inc
Mailing Address	80 Carby St Westwood, MA 02090-1004

SALES HISTORY THROUGH 07/02/2021

Date	Amount	Buyer/Owners	Buyer Address	Seller	Instrument	Quality	Book/Page Or Document#
5/15/2000	\$1,500,000	Hale Reservation Inc	80 Carby St Westwood, MA 02090-1004				14159/233

TAX ASSESSMENT

Tax Assessment	2021	Change (%)	2020	Change (%)	2019
Assessed Land	\$811,200.00		\$811,200.00	\$35,200.00 (4.5%)	\$776,000.00
Assessed Improvements					
Total Assessment	\$811,200.00		\$811,200.00	\$35,200.00 (4.5%)	\$776,000.00
Exempt Reason					

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
No tax records were found for this parcel.			

MORTGAGE HISTORY

No mortgages were found for this parcel.

LIEN HISTORY

No liens were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	950:Charity Property	Lot Dimensions	
Block/Lot		Lot Square Feet	149,696
Latitude/Longitude	42.232158°/-71.227724°	Acreage	3.44

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		District/Ward	
Description			

FEMA FLOOD ZONES

Zone Code	Flood Risk	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	25021C0176E	07/17/2012

Friday, July 16, 2021

LOCATION

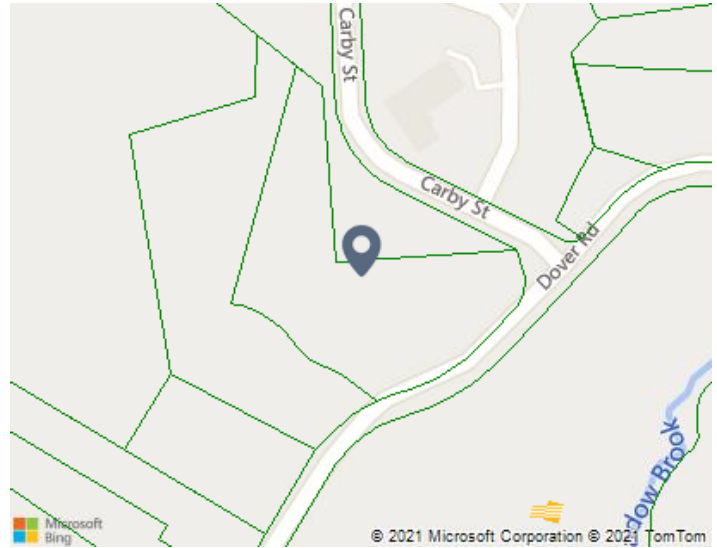
Property Address	Dover Rd Westwood, MA 02090
County	Norfolk County, MA

PROPERTY SUMMARY

Property Type	Frat. Exempt
Land Use	950:Charity Property
Building Style	
Square Feet	

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	WVVO M:008 B:000 L:045
Alternate Parcel ID	
Account Number	
District/Ward	
2010 Census Trct/Blk	4122/2



CURRENT OWNER

Name	Hale Reservation Inc
Mailing Address	80 Carby St Westwood, MA 02090-1004

SALES HISTORY THROUGH 07/02/2021

Date	Amount	Buyer/Owners	Buyer Address	Seller	Instrument	Quality	Book/Page Or Document#
5/15/2000	\$1,500,000	Hale Reservation Inc	80 Carby St Westwood, MA 02090-1004				14159/233

TAX ASSESSMENT

Tax Assessment	2021	Change (%)	2020	Change (%)	2019
Assessed Land	\$780,400.00		\$780,400.00	\$35,200.00 (4.7%)	\$745,200.00
Assessed Improvements					
Total Assessment	\$780,400.00		\$780,400.00	\$35,200.00 (4.7%)	\$745,200.00

Exempt Reason

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
No tax records were found for this parcel.			

MORTGAGE HISTORY

No mortgages were found for this parcel.

LIEN HISTORY

No liens were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	950:Charity Property	Lot Dimensions	
Block/Lot		Lot Square Feet	116,155
Latitude/Longitude	42.232094°/-71.226901°	Acreage	2.67

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		District/Ward	
Description			

FEMA FLOOD ZONES

Zone Code	Flood Risk	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	25021C0176E	07/17/2012
0.2 PCT	Moderate	An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100- year flooding.	25021C0176E	07/17/2012

Friday, July 16, 2021

LOCATION

Property Address Dover Rd
 Westwood, MA 02090

County Norfolk County, MA

PROPERTY SUMMARY

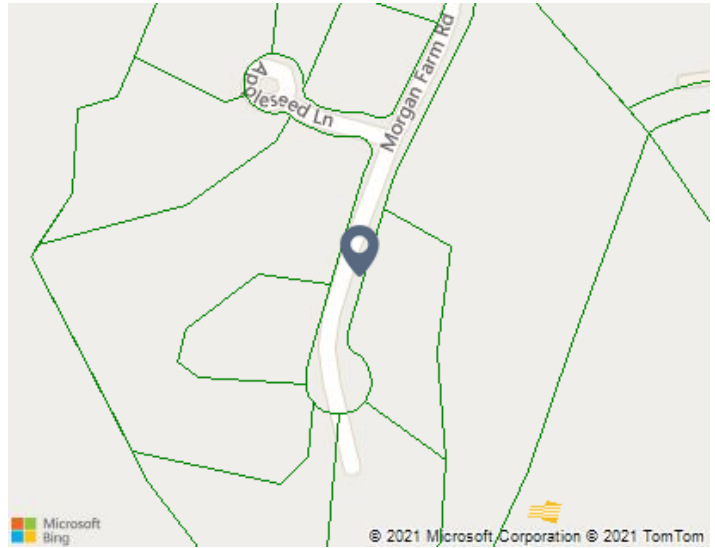
Property Type Frat. Exempt

Land Use 950:Charity Property

Building Style
Square Feet

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID WWO0 M:013 B:000 L:186

Alternate Parcel ID
Account Number
District/Ward
2010 Census Trct/Blk 4122/2


CURRENT OWNER

Name Hale Reservation Inc

Mailing Address 80 Carby St
 Westwood, MA 02090-1004

SALES HISTORY THROUGH 07/02/2021

Date	Amount	Buyer/Owners	Buyer Address	Seller	Instrument	Quality	Book/Page Or Document#
7/13/2000	\$900,000	Wall St Dev Corp		Frusztajer Boruch B			000000068002

TAX ASSESSMENT

Tax Assessment	2021	Change (%)	2020	Change (%)	2019
Assessed Land	\$26,650.00		\$26,650.00		\$26,650.00
Assessed Improvements					
Total Assessment	\$26,650.00		\$26,650.00		\$26,650.00
Exempt Reason					

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
No tax records were found for this parcel.			

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#	Assignments/ Releases
07/13/2000	760,000	Wall St Dev Corp	Seller		

LIEN HISTORY

No liens were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	950:Charity Property	Lot Dimensions	
Block/Lot		Lot Square Feet	290,110
Latitude/Longitude	42.223018°/-71.238888°	Acreage	6.66

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		District/Ward	
Description			

FEMA FLOOD ZONES

Zone Code	Flood Risk	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	25021C0176E	07/17/2012

Friday, July 16, 2021

LOCATION

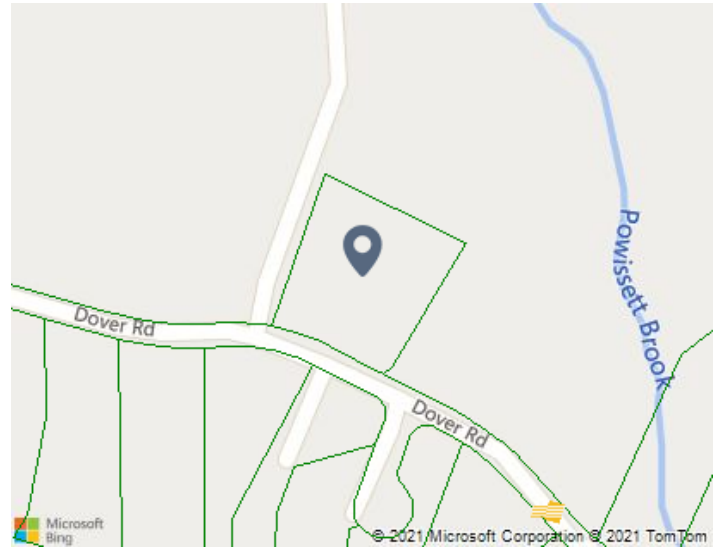
Property Address	573 Dover Rd Westwood, MA 02090-2605
County	Norfolk County, MA

PROPERTY SUMMARY

Property Type	Frat. Exempt
Land Use	950:Charity Property
Building Style	Cape Cod
Square Feet	2406

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	WV00 M:012 B:000 L:001
Alternate Parcel ID	
Account Number	
District/Ward	
2010 Census Trct/Blk	4122/2



CURRENT OWNER

Name	Hale Reservation Inc
Mailing Address	80 Carby St Westwood, MA 02090-1004

SALES HISTORY THROUGH 07/02/2021

Date	Amount	Buyer/Owners	Buyer Address	Seller	Instrument	Quality	Book/Page Or Document#
10/29/2010	\$530,000	Hale Reservation Inc		Cutter Edward L			28206/400 00000011268

TAX ASSESSMENT

Tax Assessment	2021	Change (%)	2020	Change (%)	2019
Assessed Land	\$321,200.00		\$321,200.00	\$15,200.00 (5.0%)	\$306,000.00
Assessed Improvements	\$450,750.00	\$39,550.00 (9.6%)	\$411,200.00	\$11,100.00 (2.8%)	\$400,100.00
Total Assessment	\$771,950.00	\$39,550.00 (5.4%)	\$732,400.00	\$26,300.00 (3.7%)	\$706,100.00

Exempt Reason

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
No tax records were found for this parcel.			

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#	Assignments/ Releases
09/14/2012	137,000	Hale Reservation Inc	Dedham Inst For Savings	30435/463 000000112034	
11/18/2004	310,000	Cutter Edward L Cutter Lydia	Poli Mortgage Group	21785/180	R
04/21/1998	210,000	Cotter Edward L	Firstplus Fncl	000000053469	

ASSIGNMENTS & RELEASES

Mortgage	New Lender	Original Lender	Borrower	Book/Page or	Recorded	Document
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Date		Document#	Date	Type
11/18/2004	Mortgage Electronic Registration System	Cutter Edward L Cutter Lydia 28346/248 000000127299	12/2/2010	Release
11/18/2004	Taylor Bean And Whitaker Mortgage	Taylor Bean And Whitaker Mortgage Cutter 3rd Edward L Cutter Lydia 22047/309 000000012940	2/2/2005	Assignment

LIEN HISTORY

No liens were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Charity Prop	Condition	Average	Units	1
Year Built	1955	Effective Year		Stories	2
BRs	4	Baths	2 F 2 H	Rooms	8
Total Sq. Ft.	2,406	Style	Cape Cod		
Building Square Feet (Living Space)			Building Square Feet (Other)		

- CONSTRUCTION

Quality		Roof Framing	Gable
Shape		Roof Cover Deck	Shngls&Asphalt
Partitions		Cabinet Millwork	
Construction Style	Cape Cod	Floor Finish	
Foundation		Interior Finish	
Floor System		Air Conditioning	
Exterior Wall	Wood Side/Shing	Heat Type	Forced Hw
Structural Framing		Bathroom Tile	
Fireplace	Y	Plumbing Fixtures	

- OTHER

Occupancy	Building Data Source
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Outbuildings			

PROPERTY CHARACTERISTICS: LOT

Land Use	950:Charity Property	Lot Dimensions	
Block/Lot		Lot Square Feet	61,780
Latitude/Longitude	42.227941°/-71.239701°	Acreage	1.42

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code	RC	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Plat Book/Page
Block/Lot	District/Ward
Description	

FEMA FLOOD ZONES

Zone Code	Flood Risk	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	25021C0176E	07/17/2012
A	High	Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.	25021C0176E	07/17/2012

Friday, July 16, 2021

LOCATION

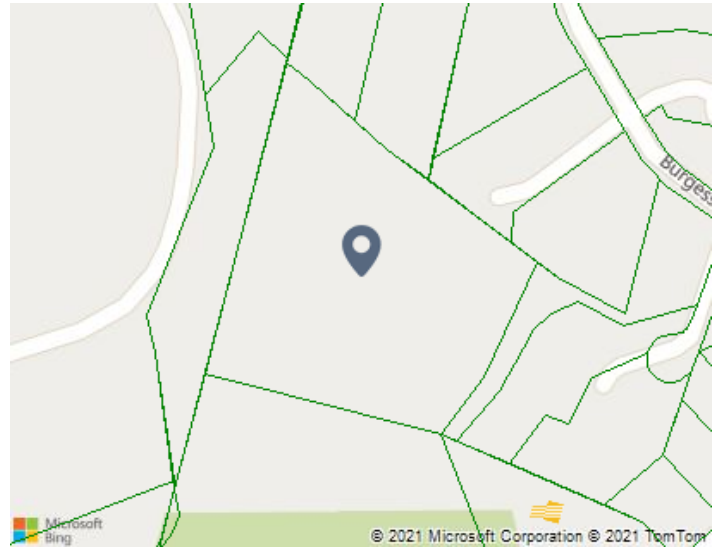
Property Address	Hartford Streetrear Westwood, MA 02090
County	Norfolk County, MA

PROPERTY SUMMARY

Property Type	City Exempt
Land Use	930:County/Municipality Property
Building Style	
Square Feet	

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	WV00 M:027 B:000 L:025
Alternate Parcel ID	
Account Number	
District/Ward	
2010 Census Trct/Blk	4121/3



CURRENT OWNER

Name	Hale Reservation Inc
Mailing Address	80 Carby St Westwood, MA 02090-1004

SALES HISTORY THROUGH 07/02/2021

Date	Amount	Buyer/Owners	Buyer Address	Seller	Instrument	Quality	Book/Page Or Document#
3/1/1982		Hale Reservation Inc	80 Carby St Westwood, MA 02090-1004				1956/510

TAX ASSESSMENT

Tax Assessment	2021	Change (%)	2020	Change (%)	2019
Assessed Land	\$14,150.00		\$14,150.00		\$14,150.00
Assessed Improvements					
Total Assessment	\$14,150.00		\$14,150.00		\$14,150.00
Exempt Reason					

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
No tax records were found for this parcel.			

MORTGAGE HISTORY

No mortgages were found for this parcel.

LIEN HISTORY

No liens were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	930:County/Municipality Property	Lot Dimensions	
Block/Lot		Lot Square Feet	154,202
Latitude/Longitude	42.212286°/-71.247188°	Acreage	3.54

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code	RC	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		District/Ward	
Description			

FEMA FLOOD ZONES

Zone Code	Flood Risk	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	25021C0178E	07/17/2012

Friday, July 16, 2021

LOCATION

Property Address Hartford St
Westwood, MA 02090

County Norfolk County, MA

PROPERTY SUMMARY

Property Type**Land Use****Building Style****Square Feet**

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID VRTL 304410**Alternate Parcel ID****Account Number****District/Ward****Census Tract/Block**

CURRENT OWNER

Name Hale Reservation Inc

Mailing Address Hartford St
Westwood, MA 02090

SALES HISTORY THROUGH 07/02/2021

Date	Amount	Buyer/Owners	Buyer Address	Seller	Instrument	Quality	Book/Page Or Document#
8/20/1993	\$3,000	Hale Reservation Inc				Validated	

TAX ASSESSMENT

Tax Assessment 2021

Assessed Land

Assessed Improvements

Total Assessment

Exempt Reason

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
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No tax records were found for this parcel.

MORTGAGE HISTORY

No mortgages were found for this parcel.

LIEN HISTORY

No liens were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Lot Dimensions
Block/Lot	Lot Square Feet
Latitude/Longitude	Acreage

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type
Electric Source	Topography
Water Source	District Trend
Sewer Source	Special School District 1
Zoning Code	Special School District 2
Owner Type	

LEGAL DESCRIPTION

Subdivision	Plat Book/Page
Block/Lot	District/Ward
Description	

Friday, July 16, 2021

LOCATION

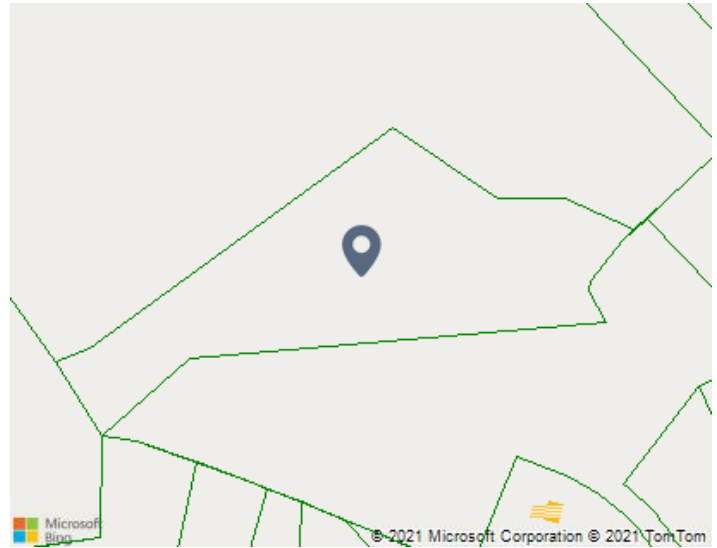
Property Address	Hartford St Westwood, MA 02090
County	Norfolk County, MA

PROPERTY SUMMARY

Property Type	Frat. Exempt
Land Use	950:Charity Property
Building Style	
Square Feet	

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	WVVOO M:019 B:000 L:017
Alternate Parcel ID	
Account Number	
District/Ward	
2010 Census Trct/Blk	4122/2



CURRENT OWNER

Name	Hale Reservation Inc
Mailing Address	80 Carby St Westwood, MA 02090-1004

SALES HISTORY THROUGH 07/02/2021

Date	Amount	Buyer/Owners	Buyer Address	Seller	Instrument	Quality	Book/Page Or Document#
8/20/1993	\$3,000	Hale Reservation Inc	80 Carby St Westwood, MA 02090-1004				10052/242

TAX ASSESSMENT

Tax Assessment	2021	Change (%)	2020	Change (%)	2019
Assessed Land	\$18,400.00		\$18,400.00		\$18,400.00
Assessed Improvements					
Total Assessment	\$18,400.00		\$18,400.00		\$18,400.00
Exempt Reason					

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
No tax records were found for this parcel.			

MORTGAGE HISTORY

No mortgages were found for this parcel.

LIEN HISTORY

No liens were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	950:Charity Property	Lot Dimensions	
Block/Lot		Lot Square Feet	200,376
Latitude/Longitude	42.216871°/-71.243077°	Acreage	4.6

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code	RC	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		District/Ward	
Description			

FEMA FLOOD ZONES

Zone Code	Flood Risk	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	25021C0178E	07/17/2012
AE	High	Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.	25021C0178E	07/17/2012

Friday, July 16, 2021

LOCATION

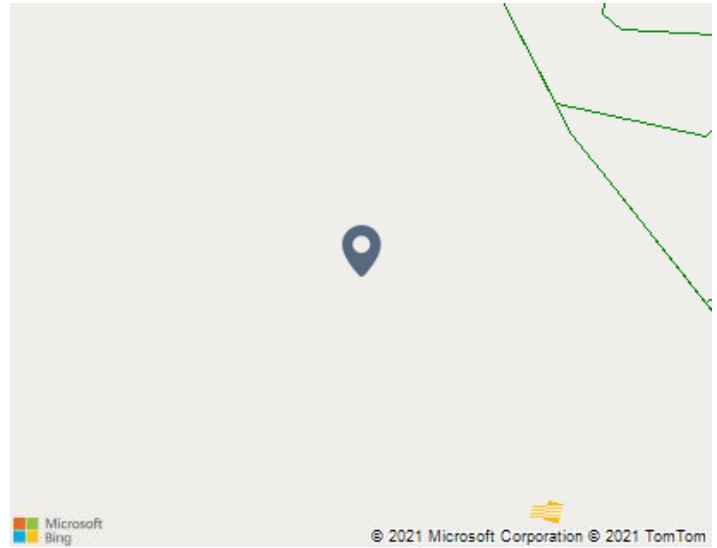
Property Address	Hartford St Westwood, MA 02090
County	Norfolk County, MA

PROPERTY SUMMARY

Property Type	Frat. Exempt
Land Use	950:Charity Property
Building Style	
Square Feet	

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	WVVOO M:020 B:000 L:013
Alternate Parcel ID	
Account Number	
District/Ward	
2010 Census Trct/Blk	4122/2



CURRENT OWNER

Name	Hale Reservation Inc
Mailing Address	80 Carby St Westwood, MA 02090-1004

SALES HISTORY THROUGH 07/02/2021

Date	Amount	Buyer/Owners	Buyer Address	Seller	Instrument	Quality	Book/Page Or Document#
9/1/1981		Hale Reservation Inc	80 Carby St Westwood, MA 02090-1004				5927/142

TAX ASSESSMENT

Tax Assessment	2021	Change (%)	2020	Change (%)	2019
Assessed Land	\$3,760,400.00		\$3,760,400.00		\$3,760,400.00
Assessed Improvements					
Total Assessment	\$3,760,400.00		\$3,760,400.00		\$3,760,400.00

Exempt Reason

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
No tax records were found for this parcel.			

MORTGAGE HISTORY

No mortgages were found for this parcel.

LIEN HISTORY

No liens were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	950:Charity Property	Lot Dimensions	
Block/Lot		Lot Square Feet	5,404,489
Latitude/Longitude	42.221406°/-71.241519°	Acreage	124.07

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code	RC	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		District/Ward	
Description			

FEMA FLOOD ZONES

Zone Code	Flood Risk	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	25021C0176E	07/17/2012
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	25021C0178E	07/17/2012
0.2 PCT	Moderate	An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100- year flooding.	25021C0176E	07/17/2012

Friday, July 16, 2021

LOCATION

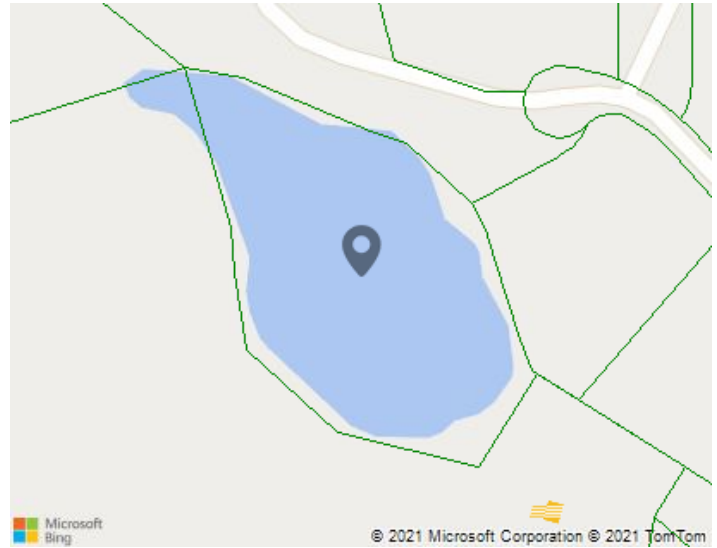
Property Address	Longmeadow Driverear Westwood, MA 02090
County	Norfolk County, MA

PROPERTY SUMMARY

Property Type	City Exempt
Land Use	930:County/Municipality Property
Building Style	
Square Feet	

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	WV00 M:005 B:000 L:078
Alternate Parcel ID	
Account Number	
District/Ward	
2010 Census Trct/Blk	4122/2



CURRENT OWNER

Name	Hale Reservation Inc
Mailing Address	80 Carby St Westwood, MA 02090-1004

SALES HISTORY THROUGH 07/02/2021

Date	Amount	Buyer/Owners	Buyer Address	Seller	Instrument	Quality	Book/Page Or Document#
11/13/1996	\$1	Hale Reservation Inc	80 Carby St Westwood, MA 02090-1004				741/141

TAX ASSESSMENT

Tax Assessment	2021	Change (%)	2020	Change (%)	2019
Assessed Land	\$21,400.00		\$21,400.00		\$21,400.00
Assessed Improvements					
Total Assessment	\$21,400.00		\$21,400.00		\$21,400.00
Exempt Reason					

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
No tax records were found for this parcel.			

MORTGAGE HISTORY

No mortgages were found for this parcel.

LIEN HISTORY

No liens were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	930:County/Municipality Property	Lot Dimensions	
Block/Lot		Lot Square Feet	233,046
Latitude/Longitude	42.239046°/-71.228911°	Acreage	5.35

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		District/Ward	
Description			

FEMA FLOOD ZONES

Zone Code	Flood Risk	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	25021C0176E	07/17/2012

Friday, July 16, 2021

LOCATION

Property Address Morgan Farm Rd Lot A B
 Westwood, MA 02090

County Norfolk County, MA

PROPERTY SUMMARY

Property Type**Land Use****Building Style****Square Feet**

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID VRTL 4875973
Alternate Parcel ID**Account Number****District/Ward****Census Tract/Block**

CURRENT OWNER

Name Hale Reservation Inc

Mailing Address Morgan Farm Rd Unit A B
 Westwood, MA 02090

SALES HISTORY THROUGH 07/02/2021

Date	Amount	Buyer/Owners	Buyer Address	Seller	Instrument	Quality	Book/Page Or Document#
5/3/2013	\$1	Hale Reservation Inc	80 Carby St Westwood, MA 02090-1004	Wall Street Dev Corp	Quit Claim Deed	Not Validated	31298/213 000000052786

TAX ASSESSMENT

Tax Assessment 2021
Assessed Land**Assessed Improvements****Total Assessment****Exempt Reason**

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
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No tax records were found for this parcel.

MORTGAGE HISTORY

No mortgages were found for this parcel.

LIEN HISTORY

No liens were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Lot Dimensions
Block/Lot	Lot Square Feet
Latitude/Longitude	Acreage

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type
Electric Source	Topography
Water Source	District Trend
Sewer Source	Special School District 1
Zoning Code	Special School District 2
Owner Type	

LEGAL DESCRIPTION

Subdivision	Plat Book/Page
Block/Lot	District/Ward
Description	

Friday, July 16, 2021

LOCATION

Property Address Morgan Farm Rd
Westwood, MA 02090

County Norfolk County, MA

PROPERTY SUMMARY

Property Type Frat. Exempt

Land Use 950:Charity Property

Building Style

Square Feet

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID WWO0 M:013 B:000 L:215

Alternate Parcel ID

Account Number

District/Ward

Census Tract/Block



CURRENT OWNER

Name Hale Reservation Inc

Mailing Address 80 Carby St
Westwood, MA 02090-1004

SALES HISTORY THROUGH 07/02/2021

Date	Amount	Buyer/Owners	Buyer Address	Seller	Instrument	Quality	Book/Page Or Document#
		Hale Reservation Inc	80 Carby St Westwood, MA 02090-1004				14274/198

TAX ASSESSMENT

Tax Assessment	2021	Change (%)	2020	Change (%)	2019
Assessed Land	\$15,400.00		\$15,400.00		\$15,400.00
Assessed Improvements					
Total Assessment	\$15,400.00		\$15,400.00		\$15,400.00
Exempt Reason					

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
No tax records were found for this parcel.			

MORTGAGE HISTORY

No mortgages were found for this parcel.

LIEN HISTORY

No liens were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	950:Charity Property	Lot Dimensions	
Block/Lot		Lot Square Feet	167,706
Latitude/Longitude		Acreage	3.85

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		District/Ward	
Description			

Friday, July 16, 2021

LOCATION

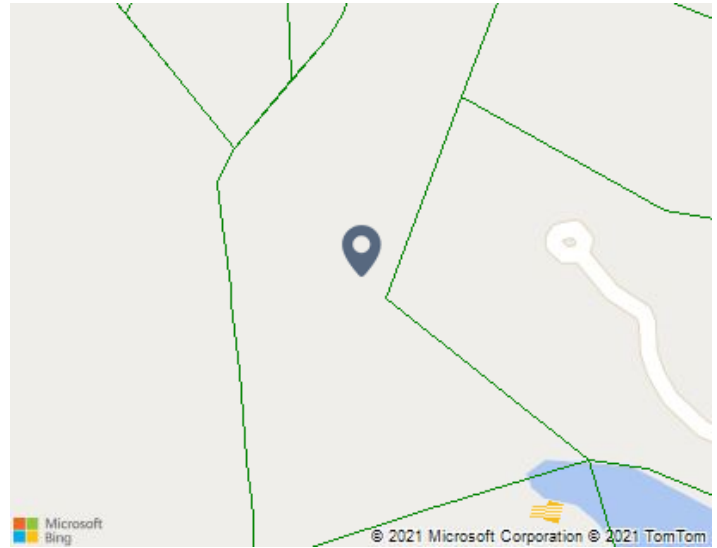
Property Address	Stevens Circle Westwood, MA 02090
County	Norfolk County, MA

PROPERTY SUMMARY

Property Type	City Exempt
Land Use	930:County/Municipality Property
Building Style	
Square Feet	

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	WV00 M:005 B:000 L:090
Alternate Parcel ID	
Account Number	
District/Ward	
2010 Census Trct/Blk	4122/2



CURRENT OWNER

Name	Hale Reservation Inc
Mailing Address	80 Carby St Westwood, MA 02090-1004

SALES HISTORY THROUGH 07/02/2021

Date	Amount	Buyer/Owners	Buyer Address	Seller	Instrument	Quality	Book/Page Or Document#
11/13/1996		Hale Reservation Inc	80 Carby St Westwood, MA 02090-1004				11589/484

TAX ASSESSMENT

Tax Assessment	2021	Change (%)	2020	Change (%)	2019
Assessed Land	\$246,100.00		\$246,100.00		\$246,100.00
Assessed Improvements					
Total Assessment	\$246,100.00		\$246,100.00		\$246,100.00
Exempt Reason					

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
No tax records were found for this parcel.			

MORTGAGE HISTORY

No mortgages were found for this parcel.

LIEN HISTORY

No liens were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	930:County/Municipality Property	Lot Dimensions	
Block/Lot		Lot Square Feet	334,976
Latitude/Longitude	42.240846°/-71.231429°	Acreage	7.69

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		District/Ward	
Description			

FEMA FLOOD ZONES

Zone Code	Flood Risk	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	25021C0176E	07/17/2012