

Appraisal Driven Valuations			
	Value Assumptions	Land	Valuation
Land Value	Fee Simple: Avg per acre	2 sites: Acres	
Public Use/Conservation Land	\$100,000	3.01	\$301,000
		3.66	\$366,000
			\$667,000
Land Value	Comparable Sales	2 sites	
Underlying Zoning as of Right	Single Family lot: .25 acre per lot @	3.01	\$2,408,000
	200,000	3.66	\$2,928,000
	per lot		\$5,336,000
Land Value	Fee Simple: Per Acre	2 sites	
	\$1,743,000	3.01	\$5,246,430
Medical		3.66	\$6,379,380
			\$11,625,810

Tufts Medicine Sale Price			
	Value Assumptions	Land	Valuation
Tufts Medicine Floor		2 sites: Acres	
	Conservation	3.01	\$301,000
	Conservation	3.66	\$366,000
			\$667,000
Tufts Medicine Target		2 sites: Acres	
	Housing	3.01	\$2,408,000
	Conservation	3.66	\$366,000
			\$2,774,000
Tufts Medicine High end		2 sites: Acres	
	Medical	3.01	\$5,246,430
	Conservation	3.66	\$366,000
			\$5,612,430