

Property Values for Properties potentially abutting Wachusett Station

Parcel	property	Owner	Building Value	Land Value	Xtra Features	Total Value	Building type	Size of Lot Acres
274 14 0	83 Authority Drive	Omonova Solutions, Inc.	\$618,100	\$201,600	\$27,400	\$847,100	Industrial	5.833
118R 3A	119 Authority Drive	Omonova Solutions, Inc.	\$642,900	\$163,900	\$221,600	\$1,028,400	Industrial Lt	3.011
269 15 0	410 Princeton Road	Gail C. Charron	\$626,300	\$317,500	\$455,200	\$1,399,000	Industrial	8.35
269 16 0	0 Fifth Massachusetts Tpk.	Gail C. Charron		\$13,700		\$13,700	Industrial	0.71
118R	Railroad ROW	Pan Am Southern LLC						
				<u>\$696,700</u>		<u>\$3,288,200</u>		
Overall Acquisition Costs								
	Assessed value	Land Only		Total Value				
			\$696,700	\$3,288,200.00				
	Added Factor(*2.7)		<u>\$1,881,090</u>	\$8,878,140				

Notes:
 Partial land acquisition proposed - no buildings taken, therefore land value only is used.
 Assumes no cost of acquisition for RRR property as project partner