

ASSIGNMENTS COMPLETED (partial list)

Property Address, Type

2008

50 Mystic Avenue, Medford – 15,904 sf. commercial garage on 1.1 a.; highest & best use study
43 Old Connecticut Path, Wayland – aging residence on 16 acres; highest and best use study
off Marion Road, Rochester – 34 remaining units in 61-unit, age-restricted condominium
300 Rosewood Drive, Danvers – 82,306 square foot, multi-tenant office building
off School Street, Hopkinton – 28-unit condo. develop. with 16 lots; age-restriction removed
1093-1099 Lexington Street, Waltham – 16,102 square foot, multi-tenant retail plaza
30 Main Street, Acton – 6,176 square foot Saab automobile dealership on 3.02 acres
Commerford Road, Concord – residential land tract; consulting assignment
20 Cooper Street, Waltham – 3.04 acres of commercial land, potential condemnation by City
251-255 Main Street, Acton – redevelopment of existing building to 13,818 sf. retail / office
54 Middlesex Turnpike, Bedford – 43,775 sf. office bldg. with proposed daycare building
12 Pond Lane, Concord – two units within the Damonmill Square office condominium
1201 Main Street, Tewksbury – proposed 7,904 square foot medical office building
154 Middlesex Avenue, Burlington – 29,732 square foot research and development building
252 Daniel Webster Highway, Nashua, NH – 30,605 square foot Staples retail building
50 Hillside Terrace, Belmont – single family residence; for estate settlement purposes
Sinai Circle, Chelmsford – multiple condominium units within larger condominium complex
251 Hampstead Street, Methuen – old style, 6,026 square foot restaurant
19 Cunningham Circle, Waltham – single family residence; to assist in asking price decision
off Cross Street, Wilmington – proposed 76-units, age-restricted condominium development
Powers Road, Westford – industrial building and vacant industrial land; consulting assignment
off North Street, Foxboro – 20 lots within the 31 lots Highlawn Farm subdivision
425 South Street, Weston - aging residence on 3.72 acres; highest and best use study
59 Donald Road, Burlington – single family residence with in-law apartment; estate purposes
10 High Street, Waltham – Tedeschi's convenience store; market rent study to settle dispute
1428 Main Street, Fitchburg – 182,488 square foot mill building; redevelopment study
off Bay Road, Easton – proposed, 26-unit, Welsch Woods condominium development
off South Street, Needham – proposed 5-lot Riverbend Lane subdivision
978 Worcester Street, Wellesley – 2.35 acres of land proposed for retail development

2007

951 N. Bedford Street, E. Bridgewater – remaining 50 permits in 66-unit condo. development
off Bay Road, Easton – proposed 26-unit Chapter 40B condominium, Welsch Woods
1582 Andover Street, Tewksbury – proposed 20-unit Chapter 40B condo., Andover Estates
99 Moody Street, Waltham – 12,183 square foot commercial site, potential condemnation
24 Elm Street, Waltham – highest and best use study, valuation, CBD commercial site
43 Sun Street, Waltham – contractor's yard with "flex" building and truck repair garage
125 Great Road, Acton – Midas Muffler automotive building, valuation of disposition
off Lincoln Street, Waltham – 27 acres of residential land, potential condemnation by City
off North Street, Foxborough – 22 lots within Chestnut Green mixed-use development
258 Linden Street, Waltham – antique style residence, valuation of estate settlement purposes
37 Laws Brook Road, Acton – highest and best use study; 44.28-acre indust. site, resident. Area

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2007 continued

off Winter Street, Holliston – proposed Winter Woods – 48-unit, age-restricted condominium
199 Brattle Street, Cambridge – unique contemporary style single family; assessment dispute
13-15 Hildale Avenue, Haverhill – multi-tenant retail plaza, revised plan
397-401 Lowell Road, Lexington – mixed-use, retail and office building
off Page Street, Avon – proposed, 30-unit Curtis Estates condominium
1033 Massachusetts Avenue, Cambridge – land lease improved with 70,000 sf. office building
456 Prospect Street, Methuen – rehabilitated retail building housing modern Laundromat
off Lakeside Avenue, Bridgewater – land being improved with eight lots with water views
251 Hampstead Street, Methuen - restaurant
off Cross Street, Wilmington – proposed Yentile Place – 76-unit, age-restricted condominium
236 Pearl Street, Somerville – mill style industrial building
629 Massachusetts Avenue, Boxborough – 24,500 square foot, retail & office building

2006

Franklin & High Street, Duxbury – proposed 20-lot subdivision
347 Commonwealth Avenue, Boston – proposed five-unit, “luxury” condominium (update)
Wildflower Drive, Raynham – 95-unit, Chapter 40B condominium development (update)
362 Main Street, Acton – garden center with vacant residential land
191 Commercial Street, Braintree – 12-unit apartment building / condominium conversion
33 Rumford Avenue, Waltham – 4,758 square foot R&D / industrial building
291-293 School Street, Waltham – three-unit building for estate settlement
694 Mechanic Street, Leominster – bus and contractor’s yard with metal repair building
off Maple Street, Norton – 48.21 acres of vacant land; “as is” pre-Chapter 40B valuation
30 Robinson Street, Raynham – proposed 7-lot, 20.4 acre “open space” subdivision (update)
448 Nahatan Street, Norwood – mixed-use retail and residential building
off Westford Road, Ayer – duplex style units with 59-unit / 76-lot Pondview Acres subdivision
off Anna Way, Norton – 24 lots with the 46-lot River Oaks subdivision
off Hartford Avenue, Mendon – 70 remaining lots with the 76-lot Cobbler’s Knoll subdivision
114 Lexington Road, Lincoln – residential land
89-91 Maple Street, Waltham – two-unit property; part of municipal eminent domain taking
121 Charles Street, Boston – two retail condominiums
704 Beaver Street, Waltham – group home
199 Brattle Street, Cambridge – single family residence, valuation for estate settlement
328 Pond Street, Jamaica Plain – single family redevelopment
920 Methuen Street, Dracut – school conversion to school for autistic students
509 Moody Street, Waltham – mixed-used (retail / res.) bldg.; potential eminent domain taking
9 Dane Street, Beverly – funeral home

2005

515 Providence Highway, Dedham – 13,504 square foot rehabilitated office building
687 Massachusetts Avenue, Boston – proposed 30-unit condominium development
112-116 Cocassett Street, Foxborough – 16-unit condominium conversion (Cocasset Gardens)
12-36 East Central Street, Franklin – 32,264 square foot mixed-used building on 2.1 acre site
241 Marion Road, Rochester – proposed 61-unit condominium (The Pines at Hathaway Pond)

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2005 continued

1111 Lexington Street, Waltham – 4,773 sf. Friendly’s Restaurant on 40,087 square foot site
43 Old Connecticut Path, Wayland – highest & best used study of 16 acre residential site
30 Robinson Street, Raynham – proposed seven-lot, 20.4 acre “open space” subdivision
Franklin & High Streets, Duxbury – proposed twenty-lot subdivision (Duxbury Farms)
Bedford Street, Whitman – proposed 12-unit condominium development (Carousel Village)
25-35 Massachusetts Avenue, Arlington – 2.24 acre, three building land lease (CVS)
501 Main Street, Waltham – market rent study for Kentucky Friend Chicken Restaurant
10 Green Way, Wayland – review of 75-unit Traditions of Wayland assisted living property
1380 Main Street, Fitchburg – 188,488 square foot, mill style industrial building on 8.5 a. site
1349 Commonwealth Avenue, Boston – 23-unit apartment building
Tickle Road, Westport – proposed 93-lot, 105.25 acre subdivision (Brigg’s Landing)
off Locust Street, Raynham – update of 75-lot subdivision appraisal (Whippoorwill Estates)
347 Commonwealth Avenue, Boston – proposed five-unit, “luxury” condominium
173A Norfolk Avenue, Boston – 16,165 square foot carpenter’s shop / office
11 Progress Avenue, Chelmsford – 11,720 square foot heavy equipment garage / dance studio
360 Broadway, Lawrence – multi-tenant, 11,883 square foot retail building (Broadway Place)
342 Broadway, Lawrence – two-suite, 3,546 square foot retail building (Dunkin Donuts)
Washington Street, Lynn – 3,200 square foot, modern laundromat (Showcase Laundromat)
715 Somerville Avenue, Somerville – multi-tenant, 5,825 sf. retail building (Somerville Place)
673 Bedford Road, Carlisle – modern, 4,364 square foot auto body “barn” plus expansion space
Wildflower Drive, Raynham – update of 95-unit condominium develop. (Wildflower Green)

2004

off Pond View Road, Norfolk – 52-lot subdivision (Christina Estates – Norfolk)
off Locust Street, Raynham – 75-lot subdivision (Whippoorwill Estates)
16 Brent Drive, Hudson – 39,414 square foot research and development building
225 Arlington Street, Framingham – 38,354 foot mill style industrial building
Hastings Street, Wellesley – proposed 52-unit apartment complex (Hastings Village)
off Hartford Street, Mendon – 76-lot subdivision (Cobbler’s Knoll)
off Hickory Road, North Attleborough – 17-lot subdivision (Stonebrook Estates)
922-930 Main Street, Waltham – mixed-use (retail / garage) property
934-940 Main Street, Waltham – mixed-use (office / apartment) property
76 Turnpike Road, Townsend – 12.3 acres of residential land
42 & 57 John Gill Road, West Brookfield – 33.57 acres of residential land
443-455 Moody Street, Waltham – 8,772 square foot mixed-use (retail / office) property
232 Lexington Street, Waltham – 5.37 acres of commercial and residential land
214 Nashua Street, Leominster – 80,930 square foot industrial building
285 Bear Hill Road, Waltham – 26,080 square foot research and development building
Lordvale Boulevard, Grafton – 56 permits in existing condominium develop. (Forest Hills)
Thaxter Street, Hingham – 45-lot subdivision (Christina Estates at Baker Hill)
School Street, Hopkinton – 57-unit proposed condominium development (Peppercorn Village)
26 Cambridge Street, Burlington – 39,646 square foot Café Escadrille Restaurant
342 Broadway, Lawrence – two-unit retail site with Dunkin Donuts proposed
397 Lowell Street, Lexington – 12,213 square foot mixed-use (retail / office) building

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2004 continued

Allen Street, Pine Street, Wilder Street, Lakeview Avenue, and Princeton Boulevard, Lowell – five complex, 299-unit apartment portfolio appraisal

2003

55 Moody Street, Waltham – 16,288 square foot office building
Broadway & Sunflower Drive, Raynham – 95-unit condo. development (Wildflower Green)
Hoppin Hill Road, North Attleborough – 16-lot subdivision (Hoppin Hill Farm)
910 Central Street, Leominster – 35,843 square foot retail building (Paul’s Rental)
Bartlett Street, Northborough – 14-lot subdivision (Stirrup Brook Estates)
46 Foundation Avenue, Haverhill – 7.092 acre industrial site (Cedar’s Mediterranean Foods)
307 Airport Road, Fitchburg – 81,630 square foot industrial building (N.E. Wire Products)
76 George Levin Drive, North Attleborough – 22,212 square foot warehouse
74 Otis Street, Westborough – 16,638 square foot retail building / gym
78 Turnpike Street, Westborough – 19,304 square foot retail building
80 Turnpike Street, Westborough – 28,156 square foot office building
11 Allen Street, Lowell – 30-unit apartment building (Hillcrest Gardens)
377 Wilder Street, Lowell – 30-unit apartment building (Wilder Ridge)
231 Pine Street, Lowell – 23-unit apartment building (Edgewood Apartments)
144 Stevens Street, Lowell – 35-unit apartment building (Prince Stevens Apartments)
2526 Massachusetts Avenue, Lexington – residential land (teardown of existing residence)
195 Charles Street, Waltham – residential land (teardown of existing buildings)
Northborough Road, Northborough – 20-lot subdivision (Copley Woods)
25-35 Massachusetts Avenue, Arlington – 2.24 acre, three building land lease (CVS)
86 Worcester Street, Natick – 11,896 square foot retail building (Cola Electric)
342 Broadway, Lawrence – 21,999 square foot, fast food commercial site (Dunkin Donut)
1093 Lexington Street, Waltham – 16,102 square foot retail center (Glendale Package)
175 Bedford Street, Burlington – 12,985 square foot office building
Canterbury Street, Hingham – 10-lot subdivision (Canterbury Estates)
1 Main Street, Malden – 14-unit apartment building
157 Pleasant Street, Malden – 46-unit apartment building with 13,444 sf. of retail space
178 Cambridge Street, Winchester – Mahoney’s Rocky Ledge Garden Center
Westford Road, Ayer – 59-lot subdivision (Pondview Acres)
45 Vinton Pond Road, Townsend – 86.09 acre summer camp (Camp Starfish)
159 Overland Road, Waltham – 53,568 sf. office building (U.S. Alliance Credit Union)

2002

26 Cambridge Street, Burlington – 39,646 square foot Café Escadrille Restaurant
Maple Street, Norton – 44 unit Chapter 40B condominium development
1800 Washington Street, Hanover – retail building, testimony in Norfolk Superior Court
515 Providence Highway, Dedham – 13,504 square foot office building to be rehabilitated
465 Boston Post Road, Sudbury – State highway taking for the widening of Route 20
Loughlin Drive, Raynham – 46.7 acres of business zoned land at Route 495 / 138 interchange
31 Dunham Road, Billerica – 60,356 square foot industrial building with excess land

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2002 continued

360 Broadway, Lawrence – 9,483 square foot proposed retail development (rehabilitation)
20 Hope Avenue, Waltham – eight medical condominium units
1000 Worcester Road, Framingham – mixed use (office, retail, apartment) building
City of Cambridge – study of \$1,000,000 plus single family market for local lender
32 Norfolk Avenue, Easton – 34,500 square foot industrial building
Willow and Pond Street, Waltham – mixed-use and residential buildings
475 Turnpike Street, Canton – 10.45 acres of potentially developable residential land
52 Hermon Street, Worcester – 45,490 square foot mill building
141 Parker Street, Maynard – 28,330 sf. office building (Digital Federal Credit Union)
78 Merriam Road, Weston – residential land abutting Campion Center – Weston College
60 Fondi Road, Haverhill – 41,600 square foot industrial building & five industrial lots
262 Monsignor O’Brien Highway, Cambridge – car wash (included “going concern value”)
20 Belmont Street, Lowell – three building, 36-unit apartment complex
6 Lake Street, Lawrence – 154,384 square foot “high tech” mill building (Microsemi Corp.)
711 Somerville Avenue, Somerville – 5,910 square foot retail development (rehabilitation)
214 Arlington Street, Chelsea – 20,596 square foot industrial mill building
County Road, Mattapoisett – 36-unit condominium development
55 Moody Street, Waltham – three story, 16,288 square foot office building

2001

26 Quinobequin Road, Newton – Eminent domain taking of Pillar House restaurant site
104 West Grove Street, Middleboro – Proposed 353 unit self-storage facility
67 Pacella Park Drive, Randolph – 195,534 sf. warehouse (Brewster Wallpaper Company)
530 Washington Street, Pembroke – Proposed 33-unit single-family condominium develop.
Lot 4H Paramount Drive, Raynham – Proposed 72,629 square foot manufacturing building
12 Concord Road, Acton – 34,450 sf. Acton Congregational Church and adjoining properties
1111 Lexington Street, Waltham – 4,773 sf. Friendly’s Restaurant on 40,087 sf. site
596 Summer Street, Brockton – proposed 34,500 sf. rehabilitation school (May Institute)
100 Congress Street, Quincy – 34,531 sf. Class A office building (Bay State Milling)
South, Sharon & Main Street, Waltham – multiple residential properties (Waltham Hospital)
South, Sharon & Main Street, Waltham – multiple commercial properties (Waltham Hospital)
West Sixth Street, Lowell – multi-building retail / apartment complex
144 Stevens Street, Lowell – 35 unit apartment building
Westford Road, Ayer – 82.16 acre parcel of potentially developable residential land
11 Connector Road, Andover – 43,085 sf. industrial building (Harris Environmental Systems)
5 Campanelli Drive, Andover – 15.158 acre parcel of developable commercial land
366 Washington Street, Wellesley – 10,650 sf. medical building (West Suburban MRI Center)
486 Boston Post Road, Weston – 5,942 sf. medical office building (Weston Pediatrics)
524 Main Street, Acton – 10,098 sf. contemporary office building with excess land
133 Benson Street, Fitchburg – 25,760 sf. showroom / warehouse (Harvey Industries)
10 Distributor Road, Worcester – 20,421 sf. showroom / warehouse (W.B. Mason Company)
299 Moody Street, Waltham – 16,127 sf. retail / office building
1418 Middlesex Street, Lowell – automotive site with buildings

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2001 continued

15 Cambridge Street, Burlington – 39,580 sf. retail / office building

2000

State Owned Land Valuation – 61 vacant properties totaling 11,600 acres

33-35 Waterston Avenue, Quincy – 22 unit apartment building

7 Old Plain Street, Marshfield – 16 room motel

Cypress Street, Brookline – under construction 35 unit condominium project

Horseshoe Drive, Lynnfield – under construction 30 lot subdivision

715 Crescent Street, Brockton – due diligence report on 217,000 sf. shopping center

18 Wolbach Road, Sudbury – vacant 53.5 acre farm property

Pine and Dedham Street, Norfolk – 125,000 sf. warehouse and adjoining 22.4 acre site

421 Merrimack Street, Lawrence – 34,281 sf. mill building

464 Main Street (Rt. 38), Tewksbury – proposed 15,742 sf. automobile dealership

571 John Fitch Highway, Fitchburg – two building, 31,349 sf. retail plaza

78 Blanchard Road, Burlington – 51,729 sf. high tech manufacturing building

Manning Road, Billerica – vacant 4.66 acre parcel of commercial land

220 Hopping Brook Park, Holliston – proposed 106,000 sf. industrial building

31 Dunham Road, Billerica – 60,600 sf. R&D building with excess land

530 Washington Street, Pembroke – proposed 33 unit condominium development

138 Cambridge Street, Burlington – three building, 20,000 sf. retail property

1999

East Mountain Street, Worcester – 80.2 acres of commercial land

Atlantic Avenue, Leominster – 264 unit, 7 building, Liberty Place Apartments

526 Main Street (Rt. 27), Acton – 30,000 sf. office building

1626 Worcester Road (Rt. 9), Framingham – 40,000 sf. Toyota dealership

1600 Soldiers Field Road, Brighton – 41,000 sf. Acura dealership

960 Worcester Road (Rt. 9), Natick – 30,000 sf. Honda, Audi, Volkswagen dealership

84 Maple Street, Stoneham – 15,000 sf. office building

Brigham Street, Hudson – proposed 24 lot, 37-acre Brigham Hill Estates subdivision

307 Airport Road, Fitchburg – 88,000 sf. industrial building

180 Massachusetts Avenue, Arlington – 2 medical condominiums

Wayside Inn Road, Framingham – 88.8 acres of residential land (conservation restriction)

481 Great Road (Rt. 2A), Acton – 18,000 sf. retail / office building

Cambridge Condominium Market – study of \$500,000 plus condominium market

219 Forest Street, Marlborough – 71,000 sf. sales representatives's building

Taylor Road, Littleton – 48.43 acres of commercial land

Estate of Marion Campbell – 8 residential tracts totaling 637.80 acres

1000 Main Street (Rt. 27), Acton – 13,000 sf. office building

Sugar Road, Bolton - proposed 18 lot, 44-acre Butternut Farm cluster subdivision

1300 Massachusetts Avenue, Boxborough – 62,000 sf. research & development building

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1999 continued

White Cliffs Restaurant (Rt. 20), Northborough – restaurant and function facility
Woodside Road, Sudbury – proposed 15 lot, 16-acre Woodside Estates subdivision
307 Jackson Street, Lowell – 618,000 square foot, fire damaged mill complex
150 Benson Street, Fitchburg – 20,100 square foot “retail” warehouse
300 Washington Street (Rt. 20), Auburn – 23,200 square foot “retail” warehouse

1998

Fisher Street, Westborough – proposed 10 lot, 22-acre Pond View Terrace subdivision
Greene Street, Hopedale – proposed 140 lot, 199-acre Greene Mill Estates subdivision
Bolton Technology Park (Rt. 117), Bolton – 105,000 sf. office building
Groton Road, Westford – 62 acres of conservation land
Brandt Island Road, Mattapoisett – proposed 140 lot, 212-acre seacoast subdivision
120 Boston Post Road (Rt. 20), Sudbury – 6,600 sf. Sky Restaurant
Fiske Hill Road, Ashland – proposed 33 lot, 31-acre Fiske Hill Estates subdivision
West River Road, Upton – proposed 24 lot, 86-acre Riverbend subdivision
78 Blanchard Road, Burlington – 52,000 sf. office / industrial building
256 Great Road (Rt. 2A), Littleton – 30,000 sf. retail / office building
153 Second Avenue, Waltham – 8.9 acre commercial development site
Jackson / Patton Roads, Devens – Pharm-Eco’s proposed 135,000 sf. office / lab building
Simplex Drive, Westminster – Simplex’s 676,000 sf. manufacturing facility (rent study)
Keyes Road, Gardner – 147-acres of residential land
Trask Lane, Beverly – 252 unit, 11 building Folly Hill Apartments
500 Arsenal Street, Watertown – General Scanning’s 84,000 sf. manufacturing building
443 Moody Street, Waltham – 13,000 sf. retail / apartment building
4 Dunham Road, Billerica – 34,000 sf. industrial building
9 Westford Road, Ayer – 106,000 sf. industrial building

1997

New England Country Club, Bellingham – 18-hole golf course
135 Beaver Street, Waltham – 96,000 sf. office building
196 Great Road (Rt. 2A), Acton – 18,000 sf. Lincoln / Mercury automobile dealership
Old Marlborough Road, Maynard – proposed 23 lot, 22-acre Vose Pond subdivision
Routes 9 / 135, Westborough – 23,000 sf. retail plaza with restaurant pad
Lots D & E Virginia Road, Concord – 2 office sites (7.1 and 5.6 acres)
Prospect Street, Framingham – proposed 31 lot, 18-acre Wyndstone subdivision
600 Worcester Road (Rt. 9), Framingham – 36,000 sf. office building
55 White Street, Littleton – Littleton Lumber yard
Lot 4 Billerica Road, Billerica – proposed 61,000 sf. research & development building
Lowell Road (Rt. 40), Groton – proposed 15 lot, 43-acre Baddacock Woods subdivision
90 Pleasant Valley Street, Methuen – 500,000 sf. regional mall (assessment dispute)
110 Beaver Street, Waltham – 68,000 sf. industrial mill building
Nod Road, Groton – 104-acres of residential land
289 Turnpike Road (Rt. 9), Westborough – 30.7-acres of commercial land

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1997 continued

6 Willow Road, Ayer – 67,000 sf. warehouse

330 Boston Post Road (Rt. 20), Marlborough – 4,400 sf. Bickford's restaurant

Shaker Hill Golf Course, Harvard – 18 hole golf course

218 Beaver Street, Framingham – 18 unit apartment building

Main Street (Rt. 38), Tewksbury – proposed 176 unit condominium with 9 hole golf course

380 Massachusetts Avenue (Rt. 111), Acton – 20,000 sf. office building

43 Buena Vista Avenue, Devens – 11,000 sf. Learning Express headquarters

36 Knox Trail, Acton – 47,000 sf. office building