

Land Value Documentation:

The site for the proposed new library building in the Town of Wayland is 195 Main Street and consists of 4.7 acres.

As demonstrated in the Land Acquisition Documentation memo submitted with this application, the Board of Library Trustees has ownership of 2.3 acres of this 4.7 acre site.

The property card produced by the Board of Assessor's Office for 195 Main Street, Vision ID #8658. and enclosed with this application, demonstrates that the land at 195 Main Street, without the structures thereon, is valued at Four Hundred, Sixty-Three Thousand (\$463,000.00) Dollars.

The portion of parcel transferred to the Board of Library Trustees for Library purposes is 2.3 acres.

The 195 Main Street property is 4.7 acres.

The 2.3 acre parcel is 48.9% of the 195 Main Street site (4.7 acres).

By allocating 48.9% of the property value to this portion of the parcel, the value of the 2.3 acre parcel is Two Hundred Twenty-Six Thousand, Four Hundred Seven (\$226,407.00) Dollars.

The Board of Library Trustees has now demonstrated ownership of the parcel known as 195 Main Street, as depicted on the Topographical Survey submitted with this application, consisting of 2.3 acres of land and conditioned on the awarding of a grant by the MPLCP and funding of the project through the town process and that the value of this parcel is Two Hundred Twenty-Six Thousand, Four Hundred Seven (\$226,407.00) Dollars.