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September 30, 2021

Via Email and Federal Express

Town of Boxford Conservation Commission
Attn: Ross Povenmire, Director
7A Spofford Road
Boxford, MA 01921

**Re: 104 King George Drive, Boxford
DEP File # NE 114-1332**

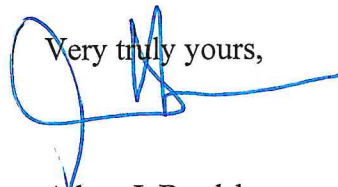
Dear Mr. Povenmire.:

You will recall that we represent 104 King George Drive, LLC, the applicant with respect to the pending Notice of Intent. Enclosed please find the following documents submitted in support of the submittal:

1. Appraisal – 104 King George Drive, Boxford: Subject to Completion. The appraisal opines that the fair market value of the property with the proposed single-family dwelling is \$700,000; and
2. Appraisal – 104 King George Drive, Boxford: Non-Buildable Land. The appraisal opines that the fair market value of the property assuming it is unbuildable is \$30,000.

Please share this information with the Commissioners prior to the upcoming continued public hearing. Thank you for your attention to this matter.

Very truly yours,



Adam J. Brodsky
Drohan, Tocchio & Morgan, P.C.

Enclosures

cc: Peter M. Blaisdell, P.E. (via email)
Patrick C. Garner, PWS (via email)