

Bucklin Appraisal LLC

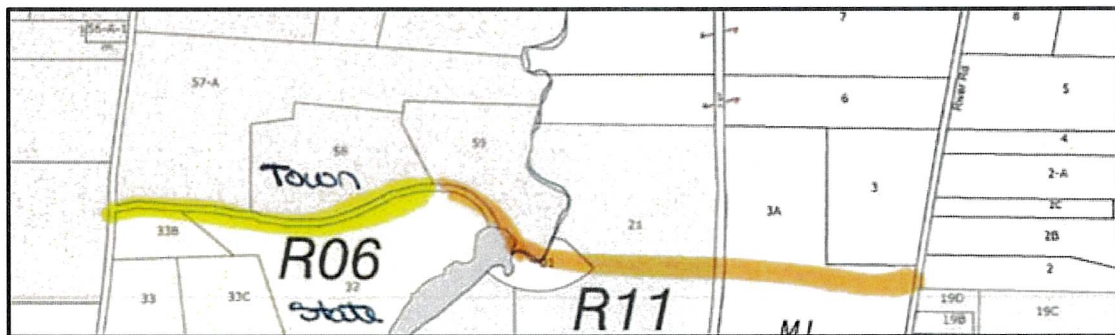
Real Estate Appraisers and Consultants
Serving New England

March 19, 2026

Nicole Briand
Town Manager
Town of Bowdoinham

Dear Nicole:

In response to your request to appraise the market value of the properties located on the remaining portion of Hatch Road, Bowdoinham; I have considered the appraisal problem and scope of the appraisal. My appraisal fee is \$2,500 per parcel. The four parcels are listed ed below by owner and assessor's reference.



<u>Name</u>	<u>Map & Lot</u>	<u>Appraisal Fee</u>
Peter Smith	R05-059	\$ 2,500
Martin Szydowski & Donna Trout	R05-057A	\$ 2,500
State of Maine IF & W	R06-032	\$ 2,500
Henry Todd Aase	R06-033B	\$ 2,500
Total		\$10,000

Report Format and Conformance

I will undertake the appraisal of the property listed above and report my opinion of value in a narrative report that is consistent with Uniform Standards of Professional Appraisal Practice and the Appraisal Institute.

1599 Sennebec Road, Appleton, Maine 04862
Phone: 207-785-3772 Cell: 508-989-9272
E-Mail Address: bucklinappraisal@gmail.com

Scope of the Appraisal

- Inspect the properties, review deeds, assessments, and zoning
- Define potential uses of the property through highest and best use analysis.
- Research local market for comparable sales to be applied in the sales comparison approach for the multiple property uses.
- Estimate before and after values.
- Reconcile values to determine the fair market value of each property.

Delivery Date

TBD

Quote Format Summary

Part 1: Price and Retainer

- \$2,500 / Parcel

Part 2: Past Experience

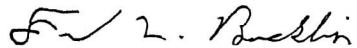
See Qualifications for the Appraiser

Part 3: Key Personnel

1. **Fred W. Bucklin, MAI, SRA**
Maine Certified General License # 2385
Massachusetts Certified General License # 150

If you have any questions regarding the content of this RFP, please call Fred Bucklin at 207-785-3772 or Cell Phone #508-989-9272. My qualifications are posted on the next page.

Respectfully submitted,
Bucklin Appraisal Company, LLC



Fred W. Bucklin, MAI, SRA
Maine Certified General License #2385
(Expires 12/30/2026)

Appraisal Assignment Approved
By Nicole Briand

Date

Phone # 207-666-5531
E-Mail: nbriand@bowdoinham.com

Qualifications of the Appraiser Fred W. Bucklin, MAI, SRA

Education: Bachelor of Arts – History

Licenses / Designations: Mass. Certified General Real Estate Appraiser
License #150, Expiration 3/25/2028
Maine Certified General Real Estate Appraiser
License #CG2385, Expiration 12/31/2026
Appraisal Institute
SRA Designation (Senior Residential Appraiser), 1983
MAI Designation (Member Appraisal Institute), 1996

Appraisal Courses / Seminars:

Courses:

SREA - Appraisal Course 101, Intro. To Appraising Real Property - 1974
SREA - Appraisal Course 102, Applied Residential Property Valuation – 1975
MBREA - Standards of Professional Practice – 1982
AIREA - Standards of Professional Practice – 1984
SREA – Course 201, Principles of Income Property Appraising – 1988
SREA – Course 202, Applied Income Property Valuation – 1988
AI – Course 2-2, Report Writing and Valuation Analysis – 1992
MBREA – Uniform Standards of Professional Practice – 1992
AI – Course I 410, Standards of Professional Practice, Part A – 1993
AI – Course II 420, Standards of Professional Practice, Part B – 1993
AI - Course II 430, Standards of Professional Practice, Part B – 1997
AI – Course II 520 – Highest and Best Use Analysis – 1998
MBREA – Uniform Standards of Professional Practice – 2005
MBREA – Uniform Standards of Professional Practice – 2006
AI – Economic Outlook and Real Estate Trends in 2008 – 2008
AI – Business Practices and Ethics – 2008
AI – Economic Outlook and Real Estate Trends in 2009 – 2009
AI – Course I 400, Standards of Professional Practice Update -2010
MBREA – Uniform Standards of Professional Practice – 2010

Experience and Education for Either Eminent Domain or Conservation Easements

Courses:

AI – Partial Interest Valuation – 2001
AI – Litigation Appraising: Specialized topics and Applications - 2012
AI - Appraising Land Conservation Properties in Maine – 2014

Experience:

Conservation Restriction Clients – Massachusetts Land Trusts and Municipalities
Eminent Domain Clients – Algonquin Gas, Spectra Energy, Maine Department of Transportation, Massachusetts Department of Transportation
Partial Interest Clients – Massachusetts Municipal Electric Companies

Seminars:

AI – Feasibility and Highest and Best Use – 1991
AI – Environment, Landfills and Their Effect Upon Value – 1991
AI – Low and Moderate Income Housing – 1992
AI – Valuation Considerations: Appraising Non-Profit Properties – 1992
AI – Rates, Ratios and Reasonableness – 1992
ASB – Recent Revisions to USPAP – 1994
AI – Non-Residential Demonstration Report Writing – 1994
AI – Changing Role of Real Estate Analyst – 1994
AI – Due Diligence, Contaminated Properties – 1995
AI – The Abatement Process - 1997
AI – Reporting Requirements – 1997
AI – General Law – 1997
MBREA – Back to Basics, Quality Assurance – 1997
AI – New Industrial Valuation – 1998
MBREA HUD / FHA Appraisal Reform – 1999
AI – In's and Out's of the Hospitality Industry – 2004
AI - New England Appraisers Expo 2004-Commercial – 2004
AI - General Demonstration Appraisal Report Writing Seminar – 2005
AI – Invest. Market Outlook: Looking Beyond the Headlines – 2005
AI – Market Analysis & Using the Site To Do Business – 2005
AI – Expo – 2007- Commercial Program – 2007
AI – Analytics with the Site to Do Business – 2008
AI – General Appraiser Income Approach (Part II) – 2008
AI – Expo – 2008 – Commercial Program – 2008
AI – 2008 New England Appraisers Expo - 2008

Professional Work Experience / Skills Applicable to Appraising:

1983 – Present	F.W. Bucklin Appraisal Company President / Chief Appraiser
1976 – 1983	Bucklin Associates, Realtors President / Broker / Appraiser
1971 – 1976	The DeWolfe Company Vice President / Broker
Expert Witness	Norfolk, Bristol, Suffolk, Middlesex US District, Bankruptcy Court Appellate Tax Board

Professional Memberships:

Life Member of The Appraisal Institute

Professional Positions Past & Present:

Vice President, Multiple Listing Service, GBREB

President, Eastern Mass. Chapter, Appraisal Institute

Board of Directors, Eastern Mass. Chapter, Appraisal Institute

Regional Representative, New England and New York, Appraisal Institute

National Board of Directors, Appraisal Institute, 2002

Trustee, Massachusetts Board of Real Estate Appraisers

Treasurer Maine Chapter of the Appraisal Institute

President Maine Chapter of the Appraisal Institute, 2016

Chairman of Appraisal Oversight Committee Land for Maine's Future Board, 2019