

Submitted 3/3/21

Dear members of the board,

We would like to address a few of your concerns with property values and the correlation between commercial establishments and residential property values. Our opinion stands with that of Brian Underwood's, our proposed building will not adversely impact any surrounding property or diminish any values.

Brian Underwood referenced market data from residential properties in the surrounding area. He was able to present evidence showing that the current commercial establishments have no negative impact but potentially a positive impact on the neighboring homes according to a real estate agent asking opinions of potential buyers for a property near the current sugar shack. Brian Underwood's evidence came from market data and covered previously sold homes in the surrounding area from the last 2 decades. We wanted to provide further evidence that shows property values continued to rise for those properties next to a commercial establishment.

In 1994 Wheeland's Auto expanded their business on the corner of Route 45 and Route 101. In 1994 Wheeland's property value was 136,450.00. In 1996 this property value rose to 199,650.00 since the building was expanded. We then analyzed surrounding property values between 1994 and 1996 to see if land and building values were diminished from having a commercial establishment as an abutter or immediate neighbor. See Table Below.

OWNER	1994 Value	1996 Value
Brian Kullgren	78,600.00	79,014.00
Michael Dube	153,200.00	154,550.00
Whiting	139,450.00	139,458.00

Evidence indicates that building and property values increased between 1994 and 1996 despite having a commercial establishment in the surrounding area. Next we chose to compare properties that are owned by members of the ZBA). We chose to compare these 5 properties since none are abutters and to show randomization on location in Temple, NH.

See Table Below.

OWNER	1994 Value	1996 Value
Alvin Holt/Kieley	228,250.00	228,250.00
William Ezell	192,850.00	192,750.00
Ayvazian/Slabinski	149,500.00	149,500.00
Robidoux/Houck	208,800.00	209,514.00
Deieso/Milkey	203,900.00	203,900.00

\*\*\*Referenced from 1994 & 1996 Annual Reports of the Town of Temple.

There was only 1 property that increased its value from 1994 to 1996. There is no evidence that the commercial establishment diminished anyone's property value, in fact it shows all immediate properties increased in value. Ben's Pure Maple Products, LLC believes its proposed building will not only increase property values but the Town of Temple will benefit as well from its revenue. As Brian Underwood stated on 3/2/21, "There would be no impact on the property across town versus the one that happens to be next door to Ben's but doesn't see it or hear it." Evidence in data and values conclude there would be no impact on property values, but a probable increase as shown from a commercial establishment in 1994.

Thank you,

Emily Sliviak

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