PETER M. SCOTTI & ASSOCIATES • REAL ESTATE

Impact Study
Old Mill Lane
Portsmouth, Rhode Island

Effective Date
January 25, 2023

Prepared For:

The Rhode Island Energy Facility Sitting Board
89 Jefferson Blvd.
Warwick, RI 02888

Prepared By:

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Addendum A – Noise Study Memo, Research Article References
Addendum B – Portsmouth and Middletown Evacuation Maps
Addendum C – Tax Assessor Data, Wetland Maps, Ownership Notations, Plat Maps

PETER M. SCOTTI & ASSOCIATES • REAL ESTATE

March 2, 2023

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Ms. Emma Rodvien
Board Coordinator
Rhode Island Energy Sitting Board
89 Jefferson Boulevard
Warwick, RI 02888

Re: Impact Study
111-135 Old Mill Lane
Portsmouth, RI

Dear Ms. Rodvien,

As you requested, Peter M. Scotti & Associates, Inc. has conducted the attached study to determine the impact, if any that the Portable Liquefied Natural Gas Vaporization Facility (PLNGF) located at 111-135 Old Mill Lane, Portsmouth, RI has on surrounding properties.

The property consist of three abutting Portsmouth, RI tax assessor's lots containing a total land area of 5.34 acres with approximately 3.84 acres indicated as wetlands on the Portsmouth, RI GIS maps. The parcels are located on the south side of Old Mill Lane and abut the Portsmouth/Middletown municipal boundary. Middletown Assessor's Plat 128 Lot 20A containing 1.19 acres of wetlands is also under the same ownership. Municipal Tax Records indicate ownership as follows:

Portsmouth AP 68 Lot 72	Algonquin Gas Trans Co.
Portsmouth AP 68 Lot 73	Narragansett Electric Co.
Portsmouth AP 68 Lot 74	Narragansett Electric Co.
Middletown AP 128 Lot 20A	Narragansett Electric Co.

It is our understanding that all four parcels have transferred to current ownership and that all have been under utility company ownership predating current area zoning. Area zoning is R-40 Residential, 40,000 SF in both Portsmouth and Middletown. The subject parcels apparently constitute a pre-existing, legal, non-conforming use as currently improved. R-40 zones are generally limited to single family residential uses which is consistent with land uses in the area.

Inconsistency of land uses in a neighborhood can often result in conflicts especially if a pre-existing, non-conforming use is being altered. From a valuation perspective, the effects of the non-conforming use on surrounding property values have, at least in part, been felt prior to any change in the non-conforming property. Our research indicates that in 1963 the subject property was developed as a Meter and Regulator (M&R) station to moderate the natural gas pipeline (essentially to odorize, meter and adjust the pressure for the line) that serves all of Portsmouth, Middletown and Newport. In 2001 a portable LNG vaporization facility was set up on the site and was used for a period. In 2014 the propane tanks were removed. In January 2019 a gas outage hit Newport and Middletown and in the Fall of 2019 the portable LNG vaporization facility was reactivated. Current plans are to make the facility permanent.

In researching the effects of industrial use properties on residential property values I have reviewed several articles and studies including the *Economics Consequences of Industrial Zoning* by William M. Shankel, *The Impact of Industrial Sites on Residential Property Values, and Zoning, Law, Health and Environmental Justice: What's the connection? And lastly, Health impacts from living near a major industrial park in Oman.*

In reviewing the *Economic Consequences of Industrial Zoning*, Shenkel refers to an ordinance produced in Los Angeles California during 1916 that effectively protected the individuals in residential neighborhoods from the possible development of industrial or commercial use buildings that could potentially produce harmful gas, noisome, or toxins to surrounding single or multi-family homes. According to Shenkel, one can reasonably infer from the enactment of the ordinance that the city was addressing legitimate concerns of abutting residential property and that such a use could potentially negatively impact the health, safety, or welfare of property owners and their respective families. Without that protection, a reasonable person may find a residential home site surrounding such a use less appealing.

According to Shenkel, the potential uses of industrial buildings tend to be more elastic than commercial properties. With that flexibility, comes a greater uncertainty of use for neighboring properties. Studies show this broader range of potential industrial development can be perceived as a negative factor in evaluating the potential purchase of a residential property. The purchase of a home is typically one of the largest investments for a family, and as a result, that purchase and the price that an interested purchaser is willing to pay may very well be negatively impacted by a lack of foreseability of potential uses of neighboring industrial properties. That negative impact may increase concern to potentially interested purchasers who have the financial resources to afford similar homes in other residential areas which do not carry the same risk. For potential purchasers who do not have the financial resources to consider other residential options, the impact of the purchase price may be less meaningful.

A study titled, *The Impact of Industrial Sites on Residential Property Values,* was conducted in the Netherlands to determine if the construction of industrial-use buildings would diminish the values of residential housing. The study discusses the importance of proximity to the industrial building, as the closer it is located to the residential neighborhood, the values of the surrounding homes begin to decline. Regarding the range where homeowners see a drop-in property value, the study indicated that homes diminished in value within roughly a 0.5-mile distance from the site. The study also indicated that the impact could be greater in a higher-income neighborhood.

Zoning, Law, Health and Environmental Justice: What's the connection? Juliana Maantay stresses the importance of health hazards concerning industrial zoning use in proximity to residential neighborhoods. This study was conducted in New York City and underscores hazards to residents. Industrial-zoned buildings can "include emissions of toxic substances to air, soil, and water.....and safety and health risks from the use and storage of hazardous materials. An example Maantay provided referenced an industrial-zoned waste station that necessitated a large number of trucks to pass through a residential neighborhood creating a spike in traffic and noise disturbances to local residences, an increase in potential accidents to pedestrians, and air pollution within the surrounding neighborhood. The zoning ordinances that were enacted during the early 1900s in New York City effectively secured individual's housing investment from plummeting due to the over construction of commercial buildings.

Health impacts from living near a major industrial park in Oman explores the health risks of residents, particularly adults over the age of 20 living near an industrial park that incorporates other industrial-zoned buildings within the property. This study occurred in Western Asia, in the region of Oman which has been expanding industrial-zoned areas that include methanol industries and oil refineries which produce environmental toxins such as Sulphur dioxide, and Nitric oxides. These chemicals along with others emitted led to a spike in health effects such as respiratory infections, asthma, and cardiovascular cases. The distance that negatively impacted the health of the population occurred at roughly a 16-20-mile distance depending on what toxin was emitted. Residents also experienced a gas smell from about 7 miles away.

Although none of the cited studies bear a direct correlation to the Old Mill Lane situation, they all bear out my own observation that proximity to non-compatible uses typically effect the use, enjoyment and value of residential properties. In my experience the negative effects of non-conforming uses on surrounding properties typically are a result of noise, ambient light, odors or visual impact. In this instance, we must also consider safety concerns.

In order to determine the area that could be affected by site, smell or ambient light we physically inspected the immediate area. To determine the area affected by noise, I reviewed the Noise Study dated March 29, 2021 conducted for National Grid by HDR Engineering, Inc. of St. Louis Park, Minnesota. To address safety concerns we reviewed the Level 1, 2 and 3 Evacuation Maps from the Portsmouth and Middletown Fire Safety Departments. Finally we reviewed sales of properties in Portsmouth and Middletown from 2016 through 2022. We segregated the sales by neighborhood in two year periods and compared the median and average sale prices both on a per square foot of gross living area and on a gross sale price basis measuring % changes over the time periods. Any significant impact on Market Value should be evidenced by the comparative changes in value over the time period since it spans the years before and after the reactivation of the facility.

The HDR Noise study conducted in March 2021 noted that the Town of Portsmouth noise ordinance limits the emission from any facility to not exceed 65dBA between 7 a.m. and 10 p.m. and 55dBA between 10 p.m. and 7 a.m. The study concluded that some of the equipment at the site emitted noise that could be beyond acceptable levels in a residential neighborhood and recommended various mitigation methods.

The area effected by noise levels is subsumed in the areas that are visually impacted by the facility. Similarly, the areas effected by odors and ambient light are subsumed in the area that is visually impacted.

Fire and safety officials in both Portsmouth and Middletown have emergency evacuation plans in place. The Portsmouth plan has three levels, Level One has a 95' response radius and includes six lots of record, Level Two has a 1,475' response radius and includes 34 lots of record and Level Three, 6,464' radius includes all properties on Amazon Drive, Bayberry Road, Black Point Lane, Briarwood Lane, Carter Drive, Cheryl Avenue, Cottontail Drive, Diane Avenue, Farmlands Drive, Greenvale Lane, James Court, Indian Avenue, Lock Lane, Meadowbrook Lane and Mohawk Drive (approximately 200 lots of record).

Middletown has only one evacuation zone that contains over 500 properties and extends as far south as Silveira Drive and uses the 6,464' radius. Our calculations indicate that approximately 40 parcels in Middletown would fall within the 1,475' radius for Level Two.

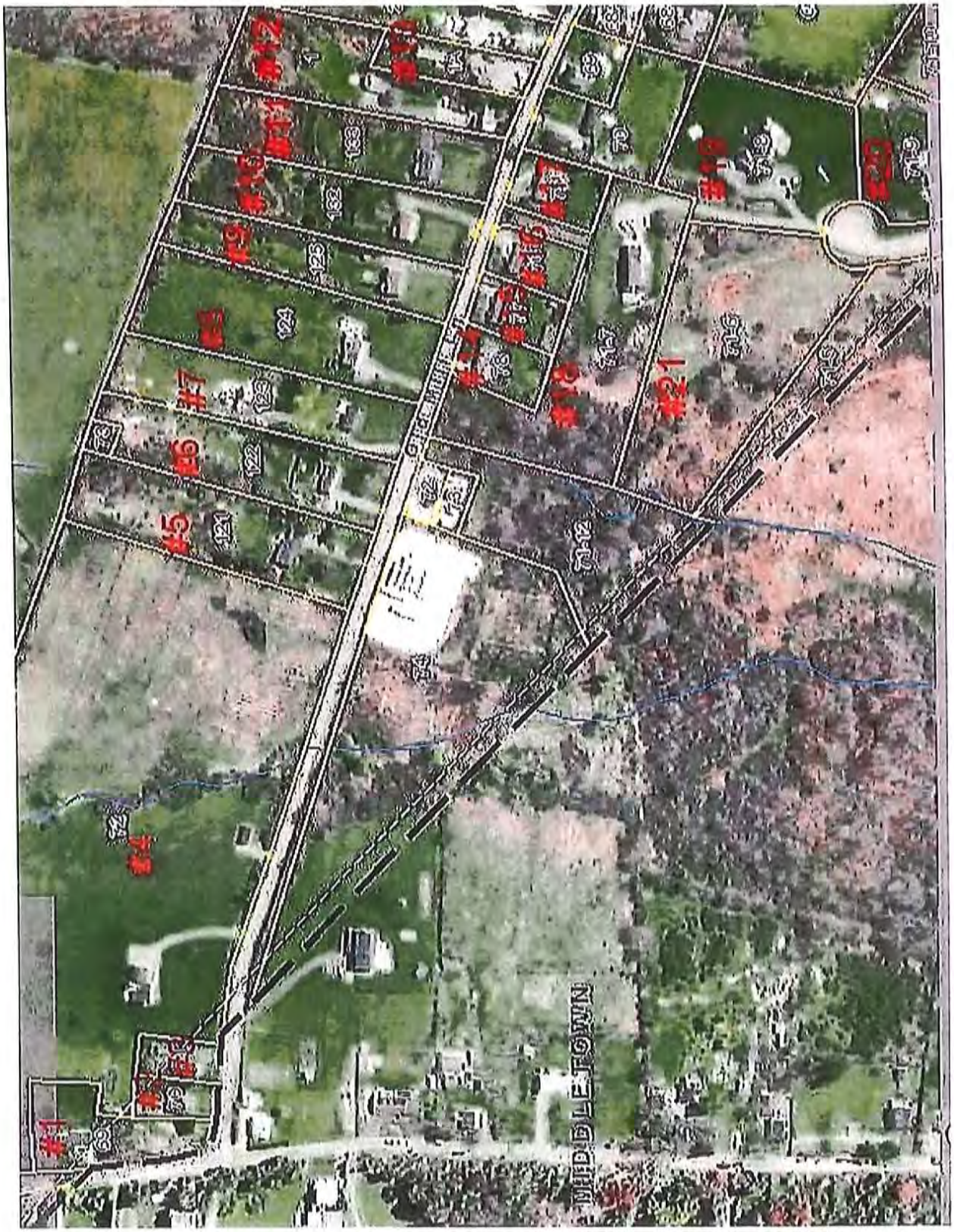
All of the Level One and twenty of the Level Two properties both in Middletown and Portsmouth fall within the Visual Impact Area.

The Visual Impact survey was conducted in December and January of 2022-2023 and consisted of physically inspecting the area surrounding the Old Mill Lane facility to view the property with the naked eye. The inspections were conducted from the surrounding roadways so may not have been all inclusive. We also carefully reviewed satalite imaging to verify our on-ground observations.

Following are the properties in both Middletown and Portsmouth that fall within the Visual Impact Area.

Impacted Portsmouth Properties

#	Address	Plat/Lot
1	1000 Wapping Road	67/69
2	8 Old Mill Lane	67/70
3	14 Old Mill Lane	67/71
4	24 Old Mill Lane	67/72
5	112 Old Mill Lane	67/121
6	124 Old Mill Lane	67/122
7	136 Old Mill Lane	67/123
8	148 Old Mill Lane	67/124
9	162 Old Mill Lane	67/125
10	172 Old Mill Lane	67/132
11	182 Old Mill Lane	67/133
12	200 Old Mill Lane	68/1
13	202 Old Mill Lane	68/1A
14	153 Old Mill Lane	68/78
15	163 Old Mill Lane	68/77
16	173 Old Mill Lane	68/76
17	183 Old Mill Lane	67/133
18	207 Cornelius Drive	68/71-7
19	205 Cornelius Drive	68/71-8
20	181 Cornelius Drive	68/71-9
21	0 Cornelius Drive	68/71-6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#4
#3
#2
#1
MIDDLETOWN

Impacted Middletown Properties

#	Address	Plat/Lot
22	1023 Wapping Road	128/4A
23	1035 Wapping Road	128/200
24	1049 Wapping Road	128/5
25	1036 Wapping Road	128/19A
26	1064 Wapping Road	128/20B
27	21 Old Mill Lane	128/19B
28	1078 Wapping Road	128/20
29	1094 Wapping Road	128/80
30	1116 Wapping Road	128/21

#23
#24
#25
#26
#27
#28
#29
#30
OLD MILL LANE
WARRING ROAD
Tighe&
lat 41 5' 01, long -71 2'39"

The final step in our study was to determine if the facility has had an overall negative effect on surrounding property values. This phase of our study required us to analyze real estate sales over a six year period, before and after the reactivation of the facility to determine if sale prices of residential properties in the subject neighborhood were competitive with other neighborhoods in Portsmouth and Middletown and with the towns overall. We tracked sale prices, sale price per square foot of gross living area and appreciation rates. We concluded that to date there was no market evidence to indicate any impact on values that could be directly tied to the reactivation of the facility.

Review of Portsmouth Single Family Market Value Changes

To determine the potential Market Value impact that the subject gas facility has on the neighborhood, we looked at MLS data over a six year period to determine how the Old Mill neighborhood compared to other water front neighborhoods in Portsmouth, and to Portsmouth in total. In order to get an adequate number of sales we used two year increments. The three two year periods were from December 1, 2016 to November 30, 2018, from December 1, 2018 to November 30, 2020, and from December 1, 2020 to November 30, 2022. We excluded all salt water front property sales in each neighborhood; for we felt that the valuation would be skewed by such sales, especially with the subject having properties located on Indian Avenue. We also did sales data for all of Portsmouth, excluding salt water front properties.

The subject neighborhood, *Old Mill*, was generally defined by Wapping Road to the west, Briarwood Lane to Cottontail Drive to the Sakonnet River to the north, by the Sakonnet River to the East, and by Peckham Avenue to the south. The southern section of this neighborhood is in Middletown, so we included any sales in the subject area that were in Middletown in the sales data.

The neighborhoods we evaluated moving north up the coast of the Sakonnet River are as follow:

Sandy Point - was generally defined by East Main Road to the west, by just south of Glen Road to the Sakonnet River to the north, by the Sakonnet River to the East, and by the brook that runs north of Valeluse Road to the Trinity Cemetery on the east side of East Main Road to the south.

McCorrie - was generally defined by East Main Road to the west, by Sherwood Drive to the Sakonnet River to the north, by the Sakonnet River to the East, and by just north of Vander Lane to the south.

Prospect - was generally defined by East Main Road to the west, by north of Hargraves Drive to the Sakonnet River to the north, by the Sakonnet River to the East, and by Lepes Road to the south.

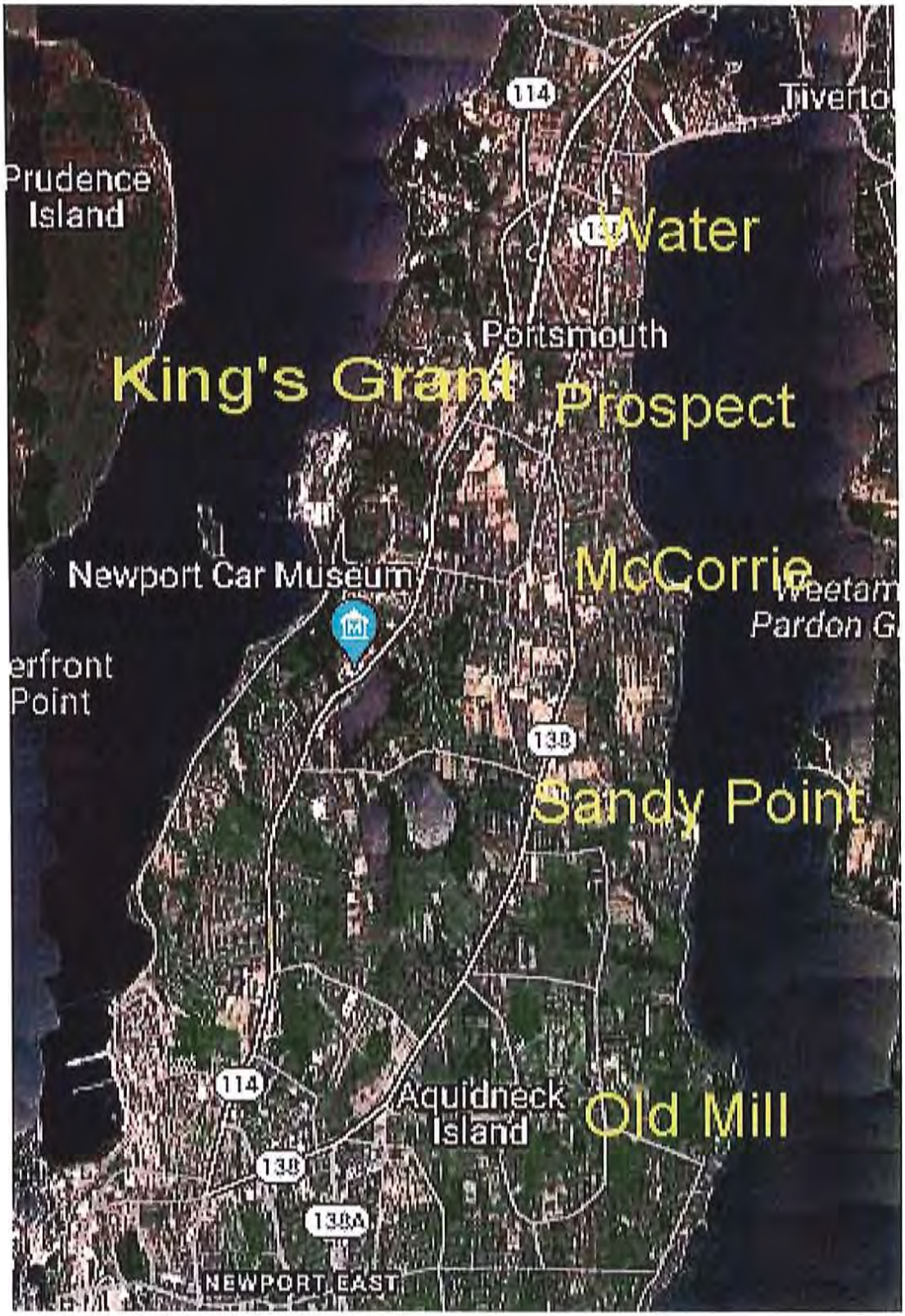
Water - was generally defined by East Main Road to the west, by Child Street to the Sakonnet River to the north, by the Sakonnet River to the East, and by Peggy Lane to the south.

We did not go further north into Island Park and Common Fence Point since these are not comparable neighborhoods to the subject.

On the west side of Portsmouth the only defined neighborhood that we identified is King's Grant. This is a newer neighborhood than Old Mill in that it was established in the late 1980 into 1990. Furthermore, this neighborhood is on a slope which provides the majority of the residential structures with water views of Narragansett Bay. In the aggregate this neighborhood is superior to the subject, but was included in the valuation with that in mind.

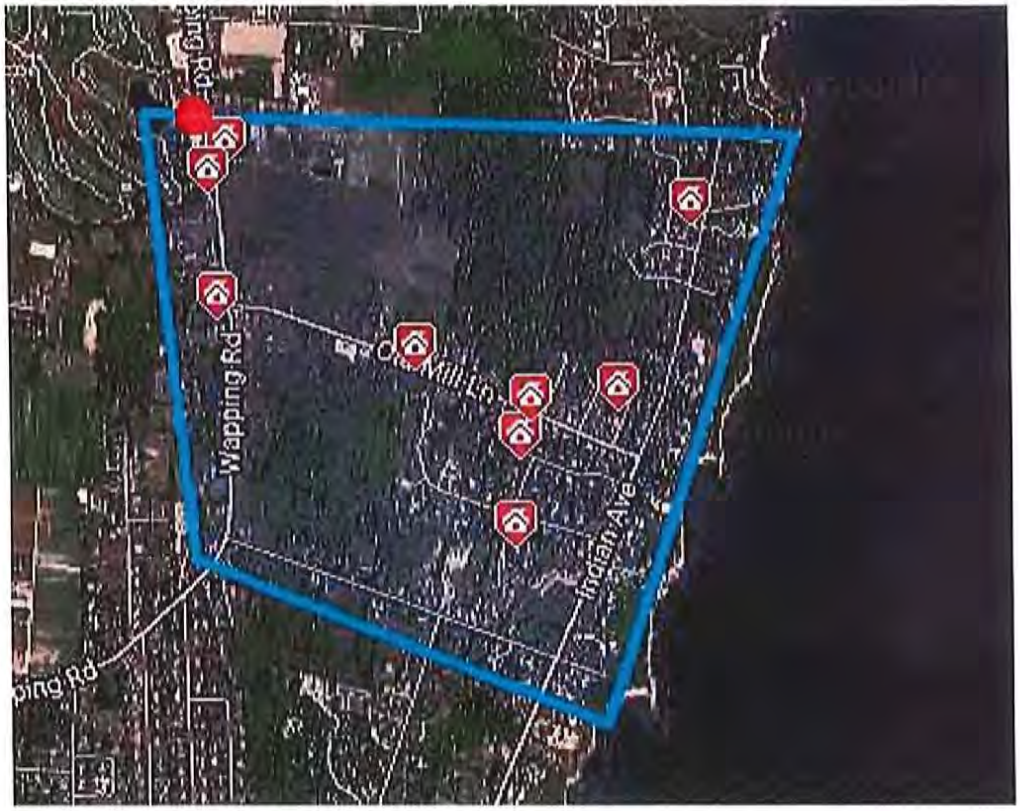
King's Grant - was generally defined by Narragansett Bay to the west, by Cory's Lane to the north, by the West Main Road to the East, and by the north side of the Mellville Camp Grounds to the south.

Neighborhood Map



Old Mill Neighborhood

Period 1 -12/1/2016 to 11/30/2018



Status: Sold (9)

	Beds	Baths	Sq Ft Total	List Price	Sold Price	Ratio LPSF Abv Gr	Ratio SPSF Abv Gr	SP/LP	SP/Orig LP	ASMT/SQFT	ASMT/SP	DOM
Min	2	1		$310,000	$295,000	$241	$231	93%	86%	$	71%	30
Max	4	3	3,640	$1,045,000	$993,000	$322	$318	100%	902%	$282	99%	194
Avg	3	2	1,903	$538,189	$517,458	$267	$258	96%	185%	$188	82%	92
Median	3	2	1,735	$450,000	$450,000	$251	$241	96%	95%	$207	78%	73
Sum				$4,843,700	$4,657,125							

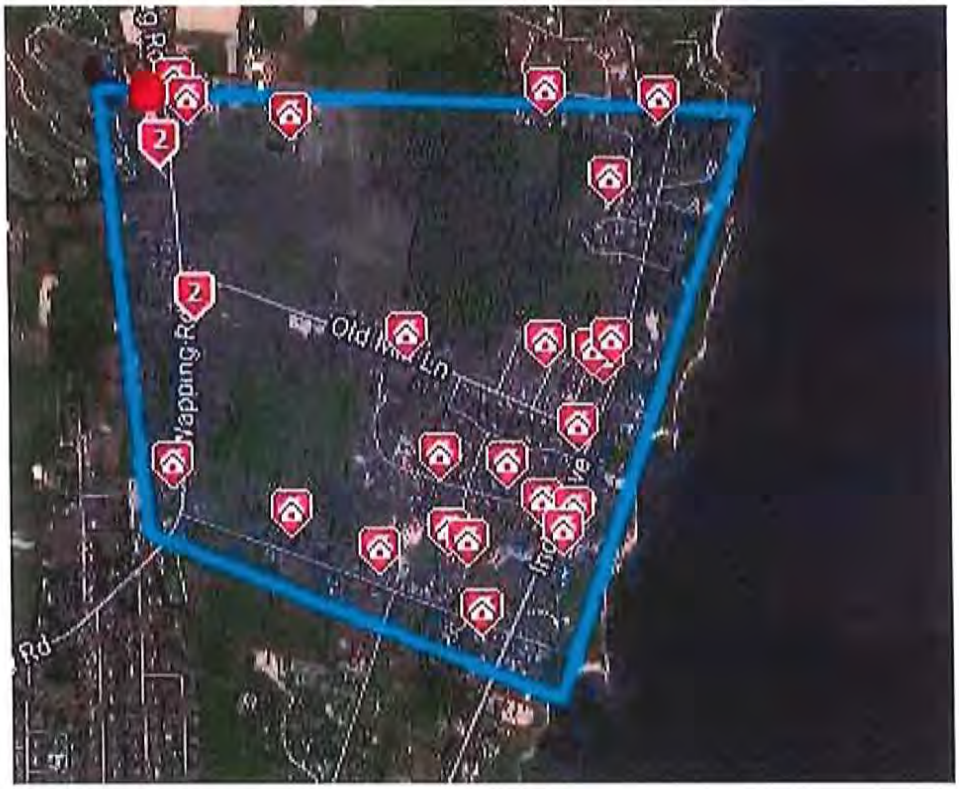
Back Print/Email PDF

Criteria: Property Type is 'Single Family (SFM)'
Status is 'Sold (SS)'
Status Srch Date is 12/01/2016 to 11/30/2018
Latitude, Longitude is around 41.52, -71.24
State Or Province is 'Rhode Island'
County is 'Newport'
City is one of 'Middletown', 'Portsmouth'
Water Amenities is not 'Saltwater Front'

Search Time: *0.39s*

Old Mill Neighborhood

Period 2 -12/1/2018 to 11/30/2020



Status: Sold (27)

	Beds	Baths	Sq Ft Total	List Price	Sold Price	Ratio LPSF Abv Gr	Ratio SPSF Abv Gr	SP/LP	SP/Orig LP	ASMT/SQFT	ASMT/SP	DOM
Min	2	1	1,002	$275,000	$245,000	$154	$149	77%	57%	$	0%	
Max	5	5	5,691	$3,390,000	$3,230,000	$596	$568	103%	103%	$463	145%	418
Avg	3	2	2,613	$884,144	$839,194	$334	$317	95%	92%	$255	85%	110
Median	3	2	2,293	$750,000	$730,000	$307	$301	97%	95%	$249	84%	86
Sum				$23,871,900	$22,658,250							

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Criteria: Property Type is 'Single Family (SFM)'
Status is 'Sold (SS)'
Status Srch Date is 12/01/2018 to 11/30/2020
Latitude, Longitude is around 41.52, -71.24
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Water Amenities is not 'Saltwater Front'

Search Time: *0.22s*

Old Mill Neighborhood

Period 3 -12/1/2020 to 11/30/2022

Status: Sold (15)

	Beds	Baths	Sq Ft Total	List Price	Sold Price	Ratio LPSF Abv Gr	Ratio SPSF Abv Gr	SP/LP	SP/Orig LP	ASMT/SQFT	ASMT/SP	DOM
Min	2	1		$285,000	$260,000	$246	$235	91%	81%	$	0%	
Max	5	6	4,377	$4,100,000	$4,100,000	$1,354	$1,354	130%	130%	$711	113%	345
Avg	3	3	2,373	$1,295,693	$1,330,552	$442	$453	103%	101%	$246	58%	49
Median	3	2	2,913	$895,000	$895,000	$367	$381	100%	100%	$225	58%	26
Sum				$19,435,400	$19,958,281							

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Criteria: Property Type is 'Single Family (SFH)'
Status is 'Sold (SS)'
Status Srch Date is 12/01/2020 to 11/30/2022
State Or Province is 'Rhode Island'
County is 'Newport'
City is one of 'Middletown', 'Portsmouth'
Water Amenities is not 'Saltwater Front'
Latitude, Longitude is around 41.52, -71.24

Search Time: *0.34s*

Sandy Point Neighborhood

Period 1 -12/1/2016 to 11/30/2018

Status: Sold (13)

	Beds	Baths	Sq Ft Total	List Price	Sold Price	Ratio LPSF Abv Gr	Ratio SPSF Abv Gr	SP/LP	SP/Orig LP	ASMT/SQFT	ASMT/SP	DOM
Min	3	2	2,113	$495,000	$425,000	$189	$175	86%	80%	$67	23%	4
Max	6	6	5,198	$2,695,000	$2,355,000	$518	$453	100%	100%	$313	111%	520
Avg	4	3	2,796	$842,923	$788,731	$284	$269	95%	94%	$201	79%	117
Median	4	2	2,412	$618,000	$599,000	$271	$256	96%	94%	$206	82%	92
Sum				$10,958,000	$10,253,500							

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Criteria: Property Type is 'Single Family (SFM)'
Status is 'Sold (SS)'
Status Srch Date is 12/01/2016 to 11/30/2018
State Or Province is 'Rhode Island'
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City is 'Portsmouth'
Water Amenities is not 'Saltwater Front'
Latitude, Longitude is around 41.55, -71.25

Search Time: *0.27s*

Sandy Point Neighborhood

Period 2 -12/1/2018 to 11/30/2020

Status: Sold (19)

	Beds	Baths	Sq Ft Total	List Price	Sold Price	Ratio LPSF Abv Gr	Ratio SPSF Abv Gr	SP/LP	SP/Orig LP	ASMT/SQFT	ASMT/SP	DOM
Min	3	2	1,750	$575,000	$515,500	$199	$199	86%	86%	$172	64%	
Max	5	5	7,371	$2,900,000	$2,500,000	$393	$339	101%	101%	$295	103%	243
Avg	4	3	2,924	$842,505	$800,384	$278	$267	96%	96%	$212	80%	87
Median	4	2	2,570	$649,000	$649,000	$265	$261	97%	96%	$197	79%	66
Sum				$16,007,600	$15,207,300							

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Criteria: Property Type is 'Single Family (SFM)'
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Latitude, Longitude is around 41.55, -71.25
State Or Province is 'Rhode Island'
County is 'Newport'
City is 'Portsmouth'
Water Amenities is not 'Saltwater Front'

Search Time: *0.24s*

Sandy Point Neighborhood

Period 3 -12/1/2020 to 11/30/2022

Status: Sold (20)

	Beds	Baths	Sq Ft Total	List Price	Sold Price	Ratio LPSF Abv Gr	Ratio SPSF Abv Gr	SP/LP	SP/Orig LP	ASMT/SQFT	ASMT/SP	DOM
Min	2	2	1,508	$572,000	$680,000	$290	$290	89%	86%	$175	41%	
Max	6	5	6,597	$3,399,000	$3,200,000	$603	$605	124%	124%	$363	90%	234
Avg	4	3	2,988	$1,231,000	$1,206,450	$402	$399	100%	100%	$259	66%	62
Median	4	3	2,563	$997,000	$983,500	$380	$378	98%	98%	$238	66%	40
Sum				$24,620,000	$24,129,000							

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Criteria: Property Type is 'Single Family (SFM)'
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County is 'Newport'
City is 'Portsmouth'
Water Amenities is not 'Saltwater Front'

Search Time: *0.22s*

Mc Corrie Neighborhood

Period 1 -12/1/2016 to 11/30/2018

Status: Sold (28)

	Beds	Baths	Sq Ft Total	List Price	Sold Price	Ratio LPSF Abv Gr	Ratio SPSF Abv Gr	SP/LP	SP/Orig LP	ASMT/SQFT	ASMT/SP	DOM
Min	2	1	1,100	$299,000	$250,000	$158	$149	84%	73%	$	0%	1
Max	4	3	3,260	$879,000	$850,000	$395	$387	102%	102%	$335	134%	316
Avg	3	2	1,948	$488,652	$474,202	$258	$250	97%	94%	$216	89%	88
Median	3	2	1,997	$484,450	$472,000	$247	$238	98%	97%	$219	91%	74
Sum				$13,682,250	$13,277,650							

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Criteria: Property Type is 'Single Family (SFM)'
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Latitude, Longitude is around 41.57, -71.24
State Or Province is 'Rhode Island'
County is 'Newport'
City is 'Portsmouth'
Water Amenities is not 'Saltwater Front'

Search Time: *0.33s*

Mc Corrie Neighborhood

Period 2 -12/1/2018 to 11/30/2020

Status: Sold (28)

	Beds	Baths	Sq Ft Total	List Price	Sold Price	Ratio LPSF Abv Gr	Ratio SPSF Abv Gr	SP/LP	SP/Orig LP	ASMT/SQFT	ASMT/SP	DOM
Min	2	1	1,050	$289,000	$285,000	$161	$161	91%	77%	$148	54%	
Max	5	3	3,930	$1,075,000	$1,015,000	$467	$450	100%	100%	$389	110%	280
Avg	3	2	2,265	$583,775	$565,666	$270	$262	97%	96%	$221	86%	78
Median	3	2	2,332	$577,000	$560,000	$252	$244	98%	97%	$209	87%	64
Sum				$16,345,700	$15,838,650							

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County is 'Newport'
City is 'Portsmouth'
Water Amenities is not 'Saltwater Front'

Search Time: *0.25s*

Mc Corrie Neighborhood

Period 3 -12/1/2020 to 11/30/2022

Status: Sold (38)

	Beds	Baths	Sq Ft Total	List Price	Sold Price	Ratio LPSF Abv Gr	Ratio SPSF Abv Gr	SP/LP	SP/Orig LP	ASMT/SQFT	ASMT/SP	DOM
Min	2	1	1,120	$419,500	$402,500	$266	$250	91%	90%	$	0%	
Max	4	3	3,516	$1,395,000	$1,365,000	$501	$488	107%	913%	$334	87%	294
Avg	3	2	2,251	$741,750	$738,178	$334	$332	99%	121%	$179	53%	51
Median	3	2	2,419	$790,000	$783,750	$323	$322	100%	100%	$204	63%	34
Sum				$28,186,500	$28,050,749							

Back Print/Email PDF

Criteria: Property Type is 'Single Family (SFM)'
Status is 'Sold (SS)'
Status Srch Date is 12/01/2020 to 11/30/2022
State Or Province is 'Rhode Island'
County is 'Newport'
City is 'Portsmouth'
Water Amenities is not 'Saltwater Front'
Latitude, Longitude is around 41.57, -71.24

Search Time: *0.42s*

Prospect Neighborhood

Period 1 -12/1/2016 to 11/30/2018

Status: Sold (20)

	Beds	Baths	Sq Ft Total	List Price	Sold Price	Ratio LPSF Abv Gr	Ratio SPSF Abv Gr	SP/LP	SP/Orig LP	ASMT/SQFT	ASMT/SP	DOM
Min	3	1	1,232	$399,000	$392,000	$155	$149	91%	80%	$41	17%	
Max	4	3	3,841	$740,000	$725,000	$324	$341	105%	105%	$289	135%	266
Avg	4	2	2,568	$559,145	$542,090	$225	$219	97%	95%	$198	93%	86
Median	3	2	2,677	$567,450	$557,500	$226	$222	97%	96%	$205	96%	73
Sum				$11,182,900	$10,841,800							

Back Print/Email PDF

Criteria: Property Type is 'Single Family (SFM)'
Status is 'Sold (SS)'
Status Srch Date is 12/01/2016 to 11/30/2018
State Or Province is 'Rhode Island'
County is 'Newport'
City is 'Portsmouth'
Water Amenities is not 'Saltwater Front'
Latitude, Longitude is around 41.59, -71.25

Search Time: *0.28s*

Prospect Neighborhood

Period 2 -12/1/2018 to 11/30/2020

Status: Sold (28)

	Beds	Baths	Sq Ft Total	List Price	Sold Price	Ratio LPSF Abv Gr	Ratio SPSF Abv Gr	SP/LP	SP/Orig LP	ASMT/SQFT	ASMT/SP	DOM
Min	2	2	2,016	$399,000	$360,000	$139	$139	85%	72%	$	0%	26
Max	5	4	4,654	$1,295,000	$1,235,000	$329	$314	102%	102%	$266	119%	1,152
Avg	4	3	2,766	$658,407	$635,503	$241	$232	96%	94%	$198	87%	156
Median	4	2	2,623	$649,450	$630,000	$247	$241	97%	95%	$200	88%	113
Sum				$18,435,400	$17,794,075							

Back Print/Email PDF

Criteria: Property Type is 'Single Family (SFM)'
Status is 'Sold (SS)'
Status Srch Date is 12/01/2018 to 11/30/2020
Latitude, Longitude is around 41.59, -71.25
State Or Province is 'Rhode Island'
County is 'Newport'
City is 'Portsmouth'
Water Amenities is not 'Saltwater Front'

Search Time: *0.23s*

Prospect Neighborhood

Period 3 -12/1/2020 to 11/30/2022

Status: Sold (23)

	Beds	Baths	Sq Ft Total	List Price	Sold Price	Ratio LPSF Abv Gr	Ratio SPSF Abv Gr	SP/LP	SP/Orig LP	ASMT/SQFT	ASMT/SP	DOM
Min	3	2	1,498	$529,000	$510,000	$222	$206	90%	81%	$182	44%	
Max	4	4	3,799	$1,849,000	$1,700,000	$622	$627	107%	107%	$337	90%	122
Avg	4	3	2,748	$1,014,435	$986,468	$367	$358	97%	96%	$242	70%	51
Median	4	2	2,728	$850,000	$849,000	$347	$345	98%	98%	$232	69%	35
Sum				$23,332,000	$22,688,765							

Back Print/Email PDF

Criteria: Property Type is 'Single Family (SFM)'
Status is 'Sold (SS)'
Status Srch Date is 12/01/2020 to 11/30/2022
Latitude, Longitude is around 41.59, -71.25
State Or Province is 'Rhode Island'
County is 'Newport'
City is 'Portsmouth'
Water Amenities is not 'Saltwater Front'

Search Time: 0.22s

Water Street Neighborhood

Period 1 -12/1/2016 to 11/30/2018

Status: Sold (19)

	Beds	Baths	Sq Ft Total	List Price	Sold Price	Ratio LPSF Abv Gr	Ratio SPSF Abv Gr	SP/LP	SP/Orig LP	ASMT/SQFT	ASMT/SP	DOM
Min	2	1	1,030	$50,000	$40,000	$47	$38	80%	62%	$	0%	5
Max	4	3	3,724	$895,000	$900,000	$402	$398	103%	103%	$286	107%	230
Avg	3	2	1,949	$463,879	$453,113	$244	$238	97%	94%	$193	79%	72
Median	3	2	1,921	$459,000	$425,000	$253	$234	98%	97%	$198	86%	64
Sum				$8,813,700	$8,609,150							

Back Print/Email PDF

Criteria: Property Type is 'Single Family (SFM)'
Status is 'Sold (SS)'
Status Srch Date is 12/01/2016 to 11/30/2018
Latitude, Longitude is around 41.61, -71.24
State Or Province is 'Rhode Island'
County is 'Newport'
City is 'Portsmouth'
Water Amenities is not 'Saltwater Front'

Search Time: *0.25s*

Water Street Neighborhood

Period 2 -12/1/2018 to 11/30/2020

Status: Sold (16)

	Beds	Baths	Sq Ft Total	List Price	Sold Price	Ratio LPSF Abv Gr	Ratio SPSF Abv Gr	SP/LP	SP/Orig LP	ASMT/SQFT	ASMT/SP	DOM
Min	2	1	684	$40,000	$34,000	$58	$50	85%	85%	$50	65%	5
Max	4	3	3,452	$624,900	$591,000	$384	$375	102%	102%	$379	101%	142
Avg	3	2	1,747	$413,456	$401,031	$251	$244	97%	96%	$207	86%	53
Median	3	2	1,332	$427,000	$420,500	$269	$261	98%	98%	$206	87%	43
Sum				$6,615,300	$6,416,500							

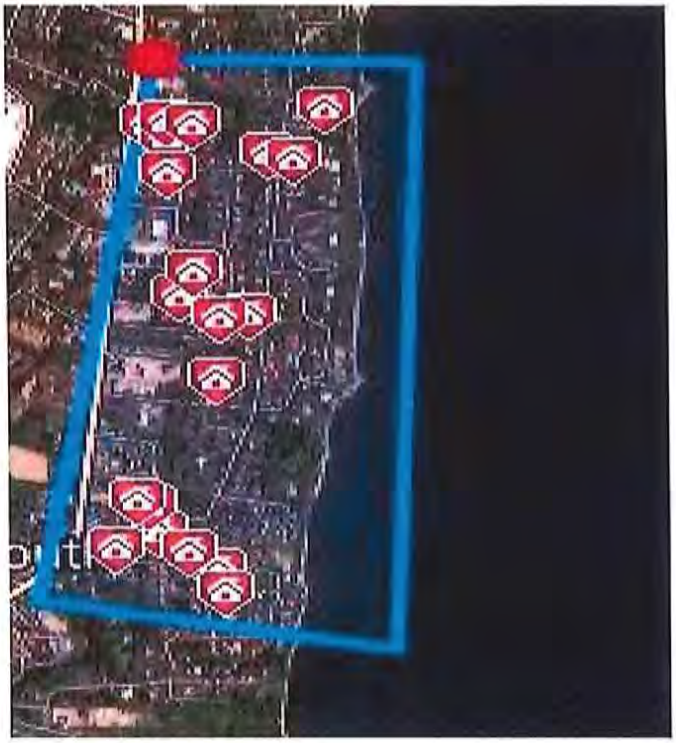
Back Print/Email PDF

Criteria: Property Type is 'Single Family (SFM)'
Status is 'Sold (SS)'
Status Srch Date is 12/01/2018 to 11/30/2020
Latitude, Longitude is around 41.61, -71.24
State Or Province is 'Rhode Island'
County is 'Newport'
City is 'Portsmouth'
Water Amenities is not 'Saltwater Front'

Search Time: *0.26s*

Water Street Neighborhood

Period 3 -12/1/2020 to 11/30/2022



Status: Sold (20)

	Beds	Baths	Sq Ft Total	List Price	Sold Price	Ratio LPSF Abv Gr	Ratio SPSF Abv Gr	SP/LP	SP/Orig LP	ASMT/SQFT	ASMT/SP	DOM
Min	3	1	864	$325,000	$325,000	$227	$212	94%	94%	$113	43%	3
Max	4	5	3,381	$1,100,000	$1,070,000	$437	$437	116%	116%	$346	92%	97
Avg	3	2	1,870	$591,680	$603,540	$332	$341	103%	103%	$234	69%	37
Median	3	2	1,813	$569,900	$609,000	$334	$341	100%	100%	$236	67%	30
Sum				$11,833,600	$12,070,800							

Back Print/Email PDF

Criteria: Property Type is 'Single Family (SFM)'
Status is 'Sold (SS)'
Status Srch Date is 12/01/2020 to 11/30/2022
State Or Province is 'Rhode Island'
County is 'Newport'
City is 'Portsmouth'
Water Amenities is not 'Saltwater Front'
Latitude, Longitude is around 41.61, -71.24

Search Time: *0.25s*

King's Grant Neighborhood

Period 1 -12/1/2016 to 11/30/2018

Status: Sold (10)

	Beds	Baths	Sq Ft Total	List Price	Sold Price	Ratio LPSF Abv Gr	Ratio SPSF Abv Gr	SP/LP	SP/Orig LP	ASMT/SQFT	ASMT/SP	DOM
Min	3	1	1,404	$319,000	$319,000	$178	$180	93%	86%	$182	73%	
Max	4	4	4,516	$1,350,000	$1,325,000	$324	$317	101%	100%	$267	107%	190
Avg	4	3	3,053	$757,490	$740,300	$245	$239	98%	94%	$214	91%	77
Median	4	3	2,791	$649,450	$632,500	$231	$227	98%	96%	$216	95%	71
Sum				$7,574,900	$7,403,000							

Back Print/Email PDF

Criteria: Property Type is 'Single Family (SFM)'
Status is 'Sold (SS)'
Status Srch Date is 12/01/2016 to 11/30/2018
State Or Province is 'Rhode Island'
County is 'Newport'
City is 'Portsmouth'
Water Amenities is not 'Saltwater Front'
Latitude, Longitude is around 41.60, -71.27

Search Time: *0.42s*

King's Grant Neighborhood

Period 2 -12/1/2018 to 11/30/2020

Status: Sold (6)

	Beds	Baths	Sq Ft Total	List Price	Sold Price	Ratio LPSF Abv Gr	Ratio SPSF Abv Gr	SP/LP	SP/Orig LP	ASMT/SQFT	ASMT/SP	DOM
Min	4	2	2,484	$549,000	$515,000	$221	$207	90%	85%	$	0%	1
Max	4	4	4,657	$1,295,000	$1,275,000	$328	$308	100%	100%	$270	100%	167
Avg	4	3	3,353	$968,833	$923,333	$286	$272	95%	94%	$196	73%	84
Median	4	3	3,330	$999,500	$962,500	$289	$276	95%	95%	$222	87%	72
Sum				$5,813,000	$5,540,000							

Back Print/Email PDF

Criteria: Property Type is 'Single Family (SFM)'
Status is 'Sold (SS)'
Status Srch Date is 12/01/2018 to 11/30/2020
Latitude, Longitude is around 41.60, -71.27
State Or Province is 'Rhode Island'
County is 'Newport'
City is 'Portsmouth'
Water Amenities is not 'Saltwater Front'

Search Time: *0.24s*

King's Grant Neighborhood

Period 3 -12/1/2020 to 11/30/2022

Status: Sold (5)

	Beds	Baths	Sq Ft Total	List Price	Sold Price	Ratio LPSF Abv Gr	Ratio SPSF Abv Gr	SP/LP	SP/Orig LP	ASMT/SQFT	ASMT/SP	DOM
Min	3	3	1,313	$775,000	$800,000	$291	$283	93%	93%	$210	50%	5
Max	5	3	6,014	$1,795,000	$1,700,000	$590	$609	103%	103%	$479	79%	90
Avg	4	3	3,400	$1,362,000	$1,323,700	$447	$439	98%	98%	$284	65%	56
Median	4	3	3,204	$1,295,000	$1,270,000	$462	$453	98%	98%	$250	67%	69
Sum				$6,810,000	$6,618,500							

Back Print/Email PDF

Criteria: Property Type is 'Single Family (SFM)'
Status is 'Sold (SS)'
Status Srch Date is 12/01/2020 to 11/30/2022
Latitude, Longitude is around 41.60, -71.27
State Or Province is 'Rhode Island'
County is 'Newport'
City is 'Portsmouth'
Water Amenities is not 'Saltwater Front'

Search Time: *0.23s*

Town of Portsmouth Single Family Sales without Salt Water Frontage

Period 1 -12/1/2016 to 11/30/2018

Status: Sold (454)

	Beds	Baths	Sq Ft Total	List Price	Sold Price	Ratio LPSF Abv Gr	Ratio SPSF Abv Gr	SP/LP	SP/Orig LP	ASMT/SQFT	ASMT/SP	DOM
Min	1			$35,000	$30,000	$37	$32	64%	56%	$	0%	
Max	6	6	5,198	$2,695,000	$2,355,000	$900	$575	132%	902%	$928	235%	686
Avg	3	2	1,831	$428,231	$413,088	$236	$228	97%	96%	$187	84%	88
Median	3	2	1,616	$379,000	$370,000	$235	$228	97%	96%	$189	85%	65
Sum				$194,416,998	$187,542,038							

Back Print/Email PDF

Criteria: Property Type is 'Single Family (SFM)'
Status is 'Sold (SS)'
Status Srch Date is 12/01/2016 to 11/30/2018
State Or Province is 'Rhode Island'
County is 'Newport'
City is 'Portsmouth'
Water Amenities is not 'Saltwater Front'

Search Time: 0.45s

Town of Portsmouth Single Family Sales without Salt Water Frontage

Period 2 -12/1/2018 to 11/30/2020

Status: Sold (453)

	Beds	Baths	Sq Ft Total	List Price	Sold Price	Ratio LPSF Abv Gr	Ratio SPSF Abv Gr	SP/LP	SP/Orig LP	ASMT/SQFT	ASMT/SP	DOM
Min	1		144	$38,500	$	$28	$	0%	0%	$	0%	
Max	6	8	7,371	$3,390,000	$3,230,000	$826	$819	110%	135%	$463	606%	1,186
Avg	3	2	1,969	$521,758	$500,893	$267	$258	96%	95%	$203	82%	88
Median	3	2	1,757	$435,000	$425,000	$262	$256	98%	97%	$201	82%	64
Sum				$236,356,539	$226,904,463							

Back Print/Email PDF

Criteria: Property Type is 'Single Family (SFM)'
Status is 'Sold (SS)'
Status Srch Date is 12/01/2018 to 11/30/2020
State Or Province is 'Rhode Island'
County is 'Newport'
City is 'Portsmouth'
Water Amenities is not 'Saltwater Front'

Search Time: *0.30s*

Town of Portsmouth Single Family Sales without Salt Water Frontage

Period 3 -12/1/2020 to 11/30/2022

Status: Sold (484)

	Beds	Baths	Sq Ft Total	List Price	Sold Price	Ratio LPSF Abv Gr	Ratio SPSF Abv Gr	SP/LP	SP/Orig LP	ASMT/SQFT	ASMT/SP	DOM
Min	1			$125,000	$125,000	$108	$73	67%	66%	$	0%	
Max	6	6	6,597	$4,995,000	$4,600,000	$1,354	$1,354	130%	913%	$1,943	808%	345
Avg	3	2	1,882	$664,068	$661,899	$349	$350	100%	101%	$221	66%	47
Median	3	2	1,685	$539,450	$532,250	$329	$331	100%	100%	$218	67%	36
Sum				$321,408,770	$320,359,052							

Back Print/Email PDF

Criteria: Property Type is 'Single Family (SFM)'
Status is 'Sold (SS)'
Status Srch Date is 12/01/2020 to 11/30/2022
State Or Province is 'Rhode Island'
County is 'Newport'
City is 'Portsmouth'
Water Amenities is not 'Saltwater Front'

Search Time: 0.27s

The summary of these various neighborhood and Town data presented is as follows:

Summary of Single Family Sales in Middletown by Neighborhood

	Old Mill	Green End	Indian-3rd	Middletown	Portsmouth
Period 1	**12/1/2016-11/30/2018**				
# Sales	9	6	4	294	454
Avg. SF	1,903	2,570	2,661	1,692	1,831
Median SF	1,735	2,228	2,590	1,465	1,616
Avg. Price	$ 517,458	$ 749,667	$1,255,750	$ 465,900	$ 413,088
Med. Price	$ 450,000	$ 682,000	$ 682,500	$ 373,750	$ 370,000
Avg $ / SF	$ 258	$ 300	$ 417	$ 267	$ 228
Med $/SF	$ 241	$ 295	$ 290	$ 252	$ 228
Avg. DOM	92	57	126	73	88
Med. DOM	73	26	83	55	65
Period 2	**12/1/2018-11/30/2020**				
# Sales	27	9	2	317	453
Avg. SF	2,613	1,894	3,622	1,741	1,969
Median SF	2,293	1,895	3,621	1,533	1,757
Avg. Price	$ 839,194	$ 627,452	$2,650,500	$ 531,528	$ 500,893
Med. Price	$ 730,000	$ 487,500	$2,650,500	$ 420,000	$ 425,000
Avg $ / SF	$ 317	$ 331	$ 750	$ 301	$ 258
Med $/SF	$ 301	$ 313	$ 750	$ 282	$ 256
Avg. DOM	110	74	69	74	88
Med. DOM	86	60	69	54	64
% Change	**Period #1 vs Period #2**				
# Sales	200%	50%	-50%	8%	0%
Avg. Price	62%	-16%	111%	14%	21%
Med. Price	62%	-29%	288%	12%	15%
Avg. SF	37%	-26%	36%	3%	8%
Median SF	32%	-15%	40%	5%	9%
Avg $ / SF	23%	10%	80%	13%	13%
Med $/SF	25%	6%	159%	12%	12%
Avg. DOM	20%	30%	-45%	1%	0%
Med. DOM	18%	131%	-17%	-2%	-2%

Summary of Single Family Sales in Middletown by Neighborhood

	Old Mill	Green End	Indian-3rd	Middletown	Portsmouth
Period 3	**12/1/2022-11/30/2022**				
# Sales	15	11	8	281	484
Avg. SF	2,373	2,407	3,217	1,927	1,882
Median SF	2,913	2,276	3,406	1,631	1,685
Avg. Price	$1,330,552	$1,302,273	$2,243,938	$ 813,507	$ 661,899
Med. Price	$ 895,000	$1,000,000	$2,084,500	$ 605,000	$ 532,250
Avg $ / SF	$ 453	$ 567	$ 684	$ 407	$ 350
Med $/SF	$ 381	$ 509	$ 646	$ 372	$ 331
Avg. DOM	49	27	15	44	47
Med. DOM	26	6	3	31	36
% Change	**Period #2 vs Period #3**				
# Sales	-44%	22%	300%	-11%	7%
Avg. SF	-9%	27%	-11%	11%	-4%
Median SF	27%	20%	-6%	6%	-4%
Avg. Price	59%	108%	-15%	53%	32%
Med. Price	23%	105%	-21%	44%	25%
Avg $ / SF	45%	75%	-9%	38%	36%
Med $/SF	27%	63%	-14%	32%	29%
Avg. DOM	-55%	-64%	-78%	-41%	-47%
Med. DOM	-70%	-90%	-96%	-43%	-44%
% Change	**Period #1 vs Period #3**				
# Sales	67%	83%	100%	-4%	7%
Avg. Price	157%	74%	79%	75%	60%
Med. Price	99%	47%	205%	62%	44%
Avg. SF	25%	-6%	21%	14%	3%
Median SF	68%	2%	32%	11%	4%
Avg $ / SF	76%	89%	64%	52%	54%
Med $/SF	58%	73%	123%	48%	45%
Avg. DOM	-47%	-53%	-88%	-40%	-47%
Med. DOM	-64%	-77%	-96%	-44%	-45%

Data Analysis for Middletown Neighborhoods

Neighborhoods: As one can see in looking at the two Middletown neighborhoods in period 1 as compared to the subject neighborhood, the Green End and the Indian to 3 rd are superior to the subject in the base two year period. Furthermore, the properties along the southern section of Indian Avenue are likely the most superior area in all Middletown

Sales: The neighborhoods are not equal in the number of properties so the comparison on number of sales from neighborhood to neighborhood is not of importance.

Average SF and Median SF: This provides an indication on the size of the living area in the various neighborhoods property sales. As we see in the first period, the subject is in the lower than the other two neighborhoods but superior to Middletown's average and median square footage. The comparison of living area size increases from the first to the third period has the subject neighborhood living area size increasing more than any other neighborhood, an indication that the size of the houses in the subject neighborhood are moving toward higher end properties.

Average Sale Price and Median Sale Price: This is an indicator of the subject neighborhood's desirability and appeal as compared to other neighborhoods. If we look at the average sale price of the subject in the first period it is the lowest of the other two neighborhoods, but has a greater percentage increase than Green End over the six year period. The Indian to 3 rd with its high end Properties and the tremendous demand for such over the six year period out paces the subject, but it also should be noted that there are few sales in this neighborhood until the third period. The subject average price increased by 157% over the six year period as compared to Green End at an increase of 74%, Indian-3 rd at 79%, and Middletown at 75%.

Average Sale Price / SF and Median Sale Price / SF: We generally find this to be the greatest measurement of market change for it is not impacted by larger or small house sales; it gives the best indicator of Market Value change. In the first period, the subject average price per square foot is lower than the two neighborhoods and all of Middletown. The average price per square foot of the subject area increases by 76% over the six year period as compared to the Green End increase of 89% and the Middletown increase of 52%. The subject neighborhood is increasing significantly in appeal, quality and demand compared to Middletown and the Green End neighborhood.

Days on the Market: The demand increased significantly from the first to the third period in virtually all neighborhoods, and is at an extremely low historical level.

Conclusion: We reviewed the above data to determine if there was any indication that the gas facility and its recent changes had a negative impact on its general neighborhood. We find that the subject neighborhood has significantly improved in the last six years and generally at the high level as compared to the Green End neighborhood and the Town of Middletown in general. We find that the gas facility and its recent changes have not adversely impacted the Market Value of its neighborhood.

Comparative Market Data Analysis Conclusion: Based on our review of MLS data for various coastal comparative neighborhoods to Old Mill Lane in the various Portsmouth and Middletown neighborhoods over the six year period from December 1, 2016 to November 30, 2022, we find that there is no indication that the gas facility and its recent changes have resulted in any adversely impacted the Market Value of the Old Mill Lane neighborhood as defined.

Review of Middletown Single Family Market Value Changes

In order to look at the potential Market Value impact that the subject gas facility has on the neighborhood, we looked at MLS data over a six year period to determine how the Old Mill neighborhood compared to other water front neighborhoods in Middletown, and to Middletown in total. As we did in our Portsmouth review, in order to get a fair number of sales we used two year increments. The three two year periods were from December 1, 2016 to November 30, 2018, from December 1, 2018 to November 30, 2020, and from December 1, 2020 to November 30, 2022. We excluded any salt water front property sales in each neighborhood; for we felt that the valuation could be squid by such sales, especially with the subject having properties located on Indian Avenue. We also did sales data for all of Portsmouth, excluding salt water front properties.

The subject neighborhood, *Old Mill*, was generally defined by Wapping Road to the west, Briarwood Lane to Cottontail Drive to the Sakonnet River to the north, by the Sakonnet River to the East, and by Peckham Avenue to the south. The southern section of this neighborhood is in Middletown, so we included any sales in the subject area that were in Middletown in the sales data.

The neighborhoods we evaluated moving south down the coast of the Sakonnet River are as follow:

Green End - was generally defined by 3rd Beach Road to the west, by just the south of Wapping Road, and the south side of Peckham Road (bordering our southern side of the Old Mill Neighborhood as defined) to the Sakonnet River to the north, by the Sakonnet River to the East, and by the north side of Green End Road to the south.

Indian – 3rd - was generally defined by west of Third Beach Road to the west, by the south side of Green End Avenue to the Sakonnet River to the north, by the Sakonnet River to the East, and by Third Beach over to Gardiner Pond to the south.

We did not go into any other neighborhoods in Middletown for we did not feel that these were any other comparable neighborhoods to the subject.

Old Mill
Old Mill Ln
Middletown
114
214
138
138A
Coddington Hwy
Maple Ave
Hillside Ave
W Main Rd
Dry Jam Rd
Berkeley Ave
Green End
Green End Ave
NEWPORT EAST
Indian to 3rd
Indian Ave
Admiral Kalbfus Rd
Malbone Rd
Broadway
Bliss Rd
Paradise Ave
Warner St
Kay St
Wolcott Ave
Hanging Rock Rd
wport

Green End Middletown Neighborhood

Period 1 -12/1/2016 to 11/30/2018

Status: Sold (6)

	Beds	Baths	Sq Ft Total	List Price	Sold Price	Ratio LPSF Abv Gr	Ratio SPSF Abv Gr	SP/LP	SP/Orig LP	ASMT/SQFT	ASMT/SP	DOM
Min	2	2	1,246	$420,000	$415,000	$182	$176	97%	83%	$	0%	
Max	5	4	4,394	$1,200,000	$1,200,000	$426	$426	100%	100%	$289	112%	214
Avg	3	3	2,570	$753,667	$749,667	$303	$300	99%	96%	$171	63%	57
Median	3	2	2,228	$687,000	$682,000	$295	$295	100%	100%	$197	66%	26
Sum				$4,522,000	$4,498,000							

Back Print/Email PDF

Criteria: Property Type is 'Single Family (SFM)'
Status is 'Sold (SS)'
Status Srch Date is 12/01/2016 to 11/30/2018
State Or Province is 'Rhode Island'
County is 'Newport'
City is 'Middletown'
Water Amenities is not 'Saltwater Front'
Latitude, Longitude is around 41.51, -71.25

Search Time: *0.56s*

Green End Middletown Neighborhood

Period 2 -12/1/2018 to 11/30/2020

Status: Sold (9)

	Beds	Baths	Sq Ft Total	List Price	Sold Price	Ratio LPSF Abv Gr	Ratio SPSF Abv Gr	SP/LP	SP/Orig LP	ASMT/SQFT	ASMT/SP	DOM
Min	2	1	876	$425,000	$335,000	$224	$223	67%	67%	$160	51%	
Max	5	3	2,767	$925,000	$900,000	$570	$466	100%	100%	$627	164%	159
Avg	3	2	1,894	$659,778	$627,452	$359	$331	94%	90%	$327	99%	74
Median	3	2	1,895	$499,000	$487,500	$316	$313	98%	95%	$300	100%	60
Sum				$5,938,000	$5,647,072							

Back Print/Email PDF

Criteria: Property Type is 'Single Family (SFM)'
Status is 'Sold (SS)'
Status Srch Date is 12/01/2018 to 11/30/2020
Latitude, Longitude is around 41.51, -71.25
State Or Province is 'Rhode Island'
County is 'Newport'
City is 'Middletown'
Water Amenities is not 'Saltwater Front'

Search Time: *0.31s*

Green End Middletown Neighborhood

Period 3 -12/1/2020 to 11/30/2022

Status: Sold (11)

	Beds	Baths	Sq Ft Total	List Price	Sold Price	Ratio LPSF Abv Gr	Ratio SPSF Abv Gr	SP/LP	SP/Orig LP	ASMT/SQFT	ASMT/SP	DOM
Min	1	1	888	$479,000	$540,000	$219	$247	67%	67%	$116	14%	
Max	5	3	4,120	$3,445,000	$3,445,000	$1,397	$974	113%	113%	$593	92%	98
Avg	3	2	2,407	$1,356,818	$1,302,273	$614	$567	97%	97%	$293	57%	27
Median	4	2	2,276	$1,099,000	$1,000,000	$526	$509	97%	97%	$276	61%	6
Sum				$14,925,000	$14,325,000							

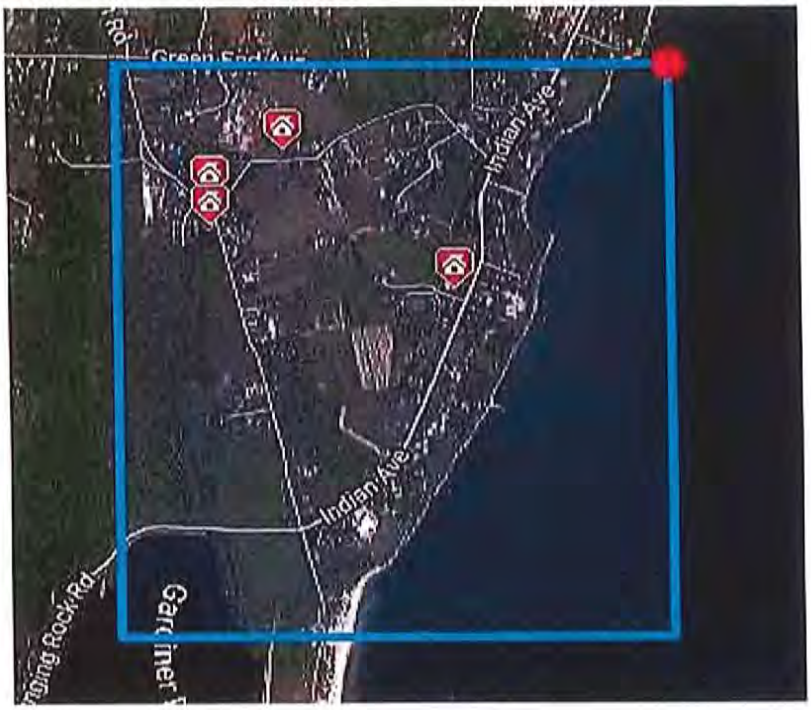
Back Print/Email PDF

Criteria: Property Type is 'Single Family (SFM)'
Status is 'Sold (SS)'
Status Srch Date is 12/01/2020 to 11/30/2022
Latitude, Longitude is around 41.51, -71.25
State Or Province is 'Rhode Island'
County is 'Newport'
City is 'Middletown'
Water Amenities is not 'Saltwater Front'

Search Time: 0.36s

Indian to 3rd Middletown Neighborhood

Period 1 -12/1/2016 to 11/30/2018



Status: Sold (4)

	Beds	Baths	Sq Ft Total	List Price	Sold Price	Ratio LPSF Abv Gr	Ratio SPSF Abv Gr	SP/LP	SP/Orig LP	ASMT/SQFT	ASMT/SP	DOM
Min	3	1	1,693	$499,900	$488,000	$255	$247	96%	93%	$156	33%	7
Max	4	3	3,769	$3,295,000	$3,170,000	$874	$841	98%	98%	$290	99%	331
Avg	4	2	2,661	$1,298,475	$1,255,750	$431	$417	97%	97%	$231	67%	126
Median	3	2	2,590	$699,500	$682,500	$297	$290	97%	97%	$240	68%	83
Sum				$5,193,900	$5,023,000							

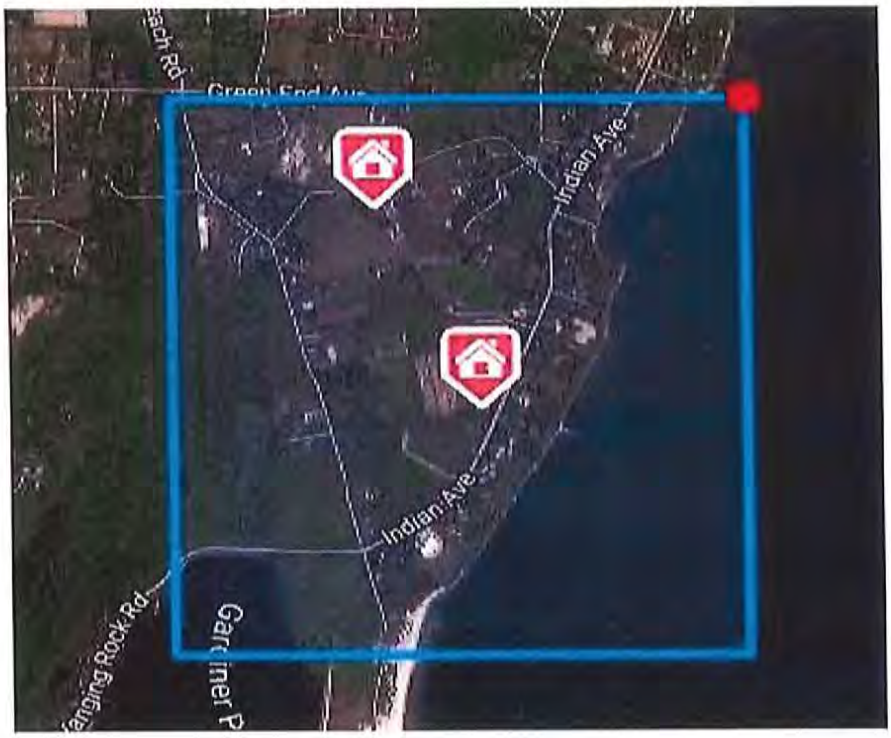
Back Print/Email PDF

Criteria: Property Type is 'Single Family (SFM)'
Status is 'Sold (SS)'
Status Srch Date is 12/01/2016 to 11/30/2018
Latitude, Longitude is around 41.50, -71.25
State Or Province is 'Rhode Island'
County is 'Newport'
City is 'Middletown'
Water Amenities is not 'Saltwater Front'

Search Time: *0.34s*

Indian to 3rd Middletown Neighborhood

Period 2 -12/1/2018 to 11/30/2020



Status: Sold (2)

	Beds	Baths	Sq Ft Total	List Price	Sold Price	Ratio LPSF Abv Gr	Ratio SPSF Abv Gr	SP/LP	SP/Orig LP	ASMT/SQFT	ASMT/SP	DOM
Min	4	1	2,366	$849,000	$1,901,000	$359	$697	97%	92%	$251	31%	9
Max	5	3	4,877	$3,500,000	$3,400,000	$718	$803	224%	224%	$349	50%	129
Avg	5	2	3,622	$2,174,500	$2,650,500	$538	$750	161%	158%	$300	41%	69
Median	4	2	3,621	$2,174,500	$2,650,500	$538	$750	161%	158%	$300	41%	69
Sum				$4,349,000	$5,301,000							

Back Print/Email PDF

Criteria: Property Type is 'Single Family (SFM)'
Status is 'Sold (SS)'
Status Srch Date is 12/01/2018 to 11/30/2020
Latitude, Longitude is around 41.50, -71.25
State Or Province is 'Rhode Island'
County is 'Newport'
City is 'Middletown'
Water Amenities is not 'Saltwater Front'

Search Time: 0.26s

Indian to 3rd Middletown Neighborhood

Period 3 -12/1/2020 to 11/30/2022

Status: Sold (8)

	Beds	Baths	Sq Ft Total	List Price	Sold Price	Ratio LPSF Abv Gr	Ratio SPSF Abv Gr	SP/LP	SP/Orig LP	ASMT/SQFT	ASMT/SP	DOM
Min	3	2	1,713	$892,500	$892,500	$521	$521	91%	91%	$207	32%	
Max	4	4	5,285	$3,750,000	$3,440,000	$970	$890	108%	108%	$367	62%	48
Avg	4	3	3,217	$2,312,688	$2,243,938	$707	$684	98%	98%	$293	44%	15
Median	3	3	3,406	$2,104,500	$2,084,500	$671	$646	99%	99%	$299	42%	3
Sum				$18,501,500	$17,951,500							

Back Print/Email PDF

Criteria: Property Type is 'Single Family (SFM)'
Status is 'Sold (SS)'
Status Srch Date is 12/01/2020 to 11/30/2022
State Or Province is 'Rhode Island'
County is 'Newport'
City is 'Middletown'
Water Amenities is not 'Saltwater Front'
Latitude, Longitude is around 41.50, -71.25

Search Time: *0.30s*

All of Middletown

Period 1 -12/1/2016 to 11/30/2016

Status: Sold (294)

	Beds	Baths	Sq Ft Total	List Price	Sold Price	Ratio LPSF Abv Gr	Ratio SPSF Abv Gr	SP/LP	SP/Orig LP	ASMT/SQFT	ASMT/SP	DOM
Min	1	1	384	$14,999	$12,000	$31	$27	72%	57%	$	0%	
Max	6	6	5,200	$3,395,000	$3,260,000	$874	$841	126%	126%	$614	209%	892
Avg	3	2	1,692	$481,659	$465,900	$275	$267	97%	95%	$206	81%	73
Median	3	2	1,465	$379,000	$373,750	$259	$252	97%	97%	$203	81%	55
Sum				$141,607,826	$136,974,627							

Back Print/Email PDF

Criteria: Property Type is 'Single Family (SFM)'
Status is 'Sold (SS)'
Status Srch Date is 12/01/2016 to 11/30/2018
State Or Province is 'Rhode Island'
County is 'Newport'
City is 'Middletown'
Water Amenities is not 'Saltwater Front'

Search Time: *0.25s*

All of Middletown

Period 2 -12/1/2018 to 11/30/2020

Status: Sold (317)

	Beds	Baths	Sq Ft Total	List Price	Sold Price	Ratio LPSF Abv Gr	Ratio SPSF Abv Gr	SP/LP	SP/Orig LP	ASMT/SQFT	ASMT/SP	DOM
Min	1	1	384	$29,969	$28,000	$50	$35	67%	8%	$	0%	
Max	6	6	5,526	$3,850,000	$3,750,000	$866	$878	224%	224%	$627	180%	483
Avg	3	2	1,741	$547,346	$531,528	$310	$301	97%	95%	$232	80%	74
Median	3	2	1,533	$429,000	$420,000	$290	$282	98%	97%	$221	79%	54
Sum				$173,508,839	$168,494,234							

Back Print/Email PDF

Criteria: Property Type is 'Single Family (SFM)'
Status is 'Sold (SS)'
Status Srch Date is 12/01/2018 to 11/30/2020
State Or Province is 'Rhode Island'
County is 'Newport'
City is 'Middletown'
Water Amenities is not 'Saltwater Front'

Search Time: *0.24s*

All of Middletown

Period 3 -12/1/2020 to 11/30/2022

Status: Sold (281)

	Beds	Baths	Sq Ft Total	List Price	Sold Price	Ratio LPSF Abv Gr	Ratio SPSF Abv Gr	SP/LP	SP/Orig LP	ASMT/SQFT	ASMT/SP	DOM
Min	1	1	384	$43,500	$50,000	$84	$54	40%	40%	$	0%	
Max	8	9	8,686	$4,250,000	$4,350,000	$1,397	$979	120%	120%	$809	210%	625
Avg	3	2	1,927	$818,598	$813,507	$408	$407	100%	99%	$249	66%	44
Median	3	2	1,631	$589,000	$605,000	$367	$372	100%	100%	$248	67%	31
Sum				$230,026,064	$228,595,495							

Back Print/Email PDF

Criteria: Property Type is 'Single Family (SFH)'
Status is 'Sold (SS)'
Status Srch Date is 12/01/2020 to 11/30/2022
State Or Province is 'Rhode Island'
County is 'Newport'
City is 'Middletown'
Water Amenities is not 'Saltwater Front'

Search Time: *0.25s*

Summary of Single Family Sales in Middletown by Neighborhood

	Old Mill	Green End	Indian-3rd	Middletown	Portsmouth
Period 1	**12/1/2016-11/30/2018**				
# Sales	9	6	4	294	454
Avg. SF	1,903	2,570	2,661	1,692	1,831
Median SF	1,735	2,228	2,590	1,465	1,616
Avg. Price	$ 517,458	$ 749,667	$1,255,750	$ 465,900	$ 413,088
Med. Price	$ 450,000	$ 682,000	$ 682,500	$ 373,750	$ 370,000
Avg $ / SF	$ 258	$ 300	$ 417	$ 267	$ 228
Med $/SF	$ 241	$ 295	$ 290	$ 252	$ 228
Avg. DOM	92	57	126	73	88
Med. DOM	73	26	83	55	65
Period 2	**12/1/2018-11/30/2020**				
# Sales	27	9	2	317	453
Avg. SF	2,613	1,894	3,622	1,741	1,969
Median SF	2,293	1,895	3,621	1,533	1,757
Avg. Price	$ 839,194	$ 627,452	$2,650,500	$ 531,528	$ 500,893
Med. Price	$ 730,000	$ 487,500	$2,650,500	$ 420,000	$ 425,000
Avg $ / SF	$ 317	$ 331	$ 750	$ 301	$ 258
Med $/SF	$ 301	$ 313	$ 750	$ 282	$ 256
Avg. DOM	110	74	69	74	88
Med. DOM	86	60	69	54	64
% Change	**Period #1 vs Period #2**				
# Sales	200%	50%	-50%	8%	0%
Avg. Price	62%	-16%	111%	14%	21%
Med. Price	62%	-29%	288%	12%	15%
Avg. SF	37%	-26%	36%	3%	8%
Median SF	32%	-15%	40%	5%	9%
Avg $ / SF	23%	10%	80%	13%	13%
Med $/SF	25%	6%	159%	12%	12%
Avg. DOM	20%	30%	-45%	1%	0%
Med. DOM	18%	131%	-17%	-2%	-2%

Summary of Single Family Sales in Middletown by Neighborhood

	Old Mill	Green End	Indian-3rd	Middletown	Portsmouth
Period 3	**12/1/2022-11/30/2022**				
# Sales	15	11	8	281	484
Avg. SF	2,373	2,407	3,217	1,927	1,882
Median SF	2,913	2,276	3,406	1,631	1,685
Avg. Price	$1,330,552	$1,302,273	$2,243,938	$ 813,507	$ 661,899
Med. Price	$ 895,000	$1,000,000	$2,084,500	$ 605,000	$ 532,250
Avg $ / SF	$ 453	$ 567	$ 684	$ 407	$ 350
Med $/SF	$ 381	$ 509	$ 646	$ 372	$ 331
Avg. DOM	49	27	15	44	47
Med. DOM	26	6	3	31	36
% Change	**Period #2 vs Period #3**				
# Sales	-44%	22%	300%	-11%	7%
Avg. SF	-9%	27%	-11%	11%	-4%
Median SF	27%	20%	-6%	6%	-4%
Avg. Price	59%	108%	-15%	53%	32%
Med. Price	23%	105%	-21%	44%	25%
Avg $ / SF	45%	75%	-9%	38%	36%
Med $/SF	27%	63%	-14%	32%	29%
Avg. DOM	-55%	-64%	-78%	-41%	-47%
Med. DOM	-70%	-90%	-96%	-43%	-44%
% Change	**Period #1 vs Period #3**				
# Sales	67%	83%	100%	-4%	7%
Avg. Price	157%	74%	79%	75%	60%
Med. Price	99%	47%	205%	62%	44%
Avg. SF	25%	-6%	21%	14%	3%
Median SF	68%	2%	32%	11%	4%
Avg $ / SF	23%	10%	80%	13%	13%
Med $/SF	58%	73%	123%	48%	45%
Avg. DOM	-47%	-53%	-88%	-40%	-47%
Med. DOM	-64%	-77%	-96%	-44%	-45%

Data Analysis for Middletown Neighborhoods

Neighborhoods: As one can see in looking at the two Middletown neighborhoods in period 1 as compared to the subject neighborhood, the Green End and the Indian to 3rd are superior to the subject in the base two year period. Furthermore, the properties along the southern section of Indian Avenue are likely the most superior area in all Middletown

Sales: The neighborhoods are not equal in the number of properties so the comparison on number of sales from neighborhood to neighborhood is not of importance.

Average SF and Median SF: This provides an indication on the size of the living area in the various neighborhoods property sales. As we see in the first period, the subject is in the lower than the other two neighborhoods but superior to Middletown average and median square footage. The comparison of living area size increases from the first to the third period has the subject neighbor living area size increasing more than any other neighborhood, an indication that the size of the houses in the subject neighborhood is moving toward higher end properties.

Average Sale Price and Median Sale Price: This is an indicator of the subject neighborhood desirability and appeal as compared to other neighborhoods. If we look at the average sale price of the subject in the first period it is in the lowest of the other two neighborhoods, but has a greater percentage increases than Green End over the six year period. The Indian to 3rd with its high end properties, and the tremendous demand for such over the six year period out paces the subject, but it also should be noted that there are few sales in this neighborhood until the third period. The subject average price increased by 157% over the six year period compared to Green End at an increase of 87%, Indian-3rd at 75%, and Middletown at 75%.

Average Sale Price / SF and Median Sale Price / SF: We generally find this to be the greatest measurement of market change for it is not impacted by larger or small house sales; it gives the best indicator of Market Value change. In the first period, the subject average price per square foot is lower than the two neighborhoods and all of Middletown. The average price per square foot of the subject area increases by 23% over the three year period as compared to the Green End increase of 10% and the Middletown increase of 13%. The subject neighborhood is increasing significantly in appeal, quality and demand compared to Middletown and the Green End neighborhood.

Days on the Market: The demand increased significantly from the first to the third period in virtually all neighborhoods, and is at an extremely low historical level.

Conclusion: We reviewed the above data to determine if there was any indication that the gas facility and its recent changes had a negative impact on its general neighborhood. We find that the subject neighborhood has significantly improved in the last six years and generally at the high level as compared to Green End neighborhood and the Town of Middletown in general. We find that the gas facility and its recent changes have not adversely impacted the Market Value of its neighborhood.

Comparative Market Data Analysis Conclusion: Based on our review of MLS data for various coastal comparative neighborhoods to Old Mill Lane in the various Portsmouth and Middletown neighborhoods over the six year period from December 1, 2016 to November 30, 2022, we find that there is no indication that the gas facility and its recent changes have resulted in any adversely impacted the Market Value of the Old Mill Lane neighborhood as defined.

Report Conclusion

After reviewing and analyzing the HDR noise report, both Middletown and Portsmouth evacuation maps and our analysis of surrounding property sales over a six year period from 2016 through 2022, it is my conclusion that the properties impacted by the reactivation of the Old Mill Lane facility are primarily those 30 properties that fall within the Visual Impact area.

Impacted Portsmouth Properties

#	Address	Plat/Lot
1	1000 Wapping Road	67/69
2	8 Old Mill Lane	67/70
3	14 Old Mill Lane	67/71
4	24 Old Mill Lane	67/72
5	112 Old Mill Lane	67/121
6	124 Old Mill Lane	67/122
7	136 Old Mill Lane	67/123
8	148 Old Mill Lane	67/124
9	162 Old Mill Lane	67/125
10	172 Old Mill Lane	67/132
11	182 Old Mill Lane	67/133
12	200 Old Mill Lane	68/1
13	202 Old Mill Lane	68/1A
14	153 Old Mill Lane	68/78
15	163 Old Mill Lane	68/77
16	173 Old Mill Lane	68/76
17	183 Old Mill Lane	67/133
18	207 Cornelius Drive	68/71-7
19	205 Cornelius Drive	68/71-8
20	181 Cornelius Drive	68/71-9
21	0 Cornelius Drive	68/71-6

Impacted Middletown Properties

#	Address	Plat/Lot
22	1023 Wapping Road	128/4A
23	1035 Wapping Road	128/200
24	1049 Wapping Road	128/5
25	1036 Wapping Road	128/19A
26	1064 Wapping Road	128/20B
27	21 Old Mill Lane	128/19B
28	1078 Wapping Road	128/20
29	1094 Wapping Road	128/80
30	1116 Wapping Road	128/21

The thirty properties identified may not include every property that could potentially be impacted, but based on our research and on-ground observation; we believe that we have identified most if not all. The degree of the impact clearly varies largely based primarily on proximity.

Very truly yours,

Peter M. Scotti, MAI

ADDENDUM A

Noise Study Memo

Research Article References

Draft Memo

Date: Monday, August 09, 2021

Project: National Grid Portsmouth RI Portable LNG

To: Nicholas Dube

From: Sanvisna Kogelen, HDR; Benjamin Copenhaver, HDR

Subject: Portsmouth, Rhode Island site Noise Modeling Results

Introduction

Project Background

National Grid hired HDR to perform a noise modeling analysis of their site on Old Mill Road in Portsmouth, Rhode Island. This memo discusses the ordinance, HDR's modeling methodology and the results of this analysis.

Technical Background

Noise is defined as unwanted sound and is comprised of small fluctuations in air pressure. Because the range of pressures that can cause audible sounds are large, sound is measured on a logarithmic scale in decibels (dB). A young, healthy human's range of hearing is between 20 and 20,000 Hertz (Hz) and is most sensitive between 500 and 4,000 Hz. To align with this selective sensitivity, the A-weighted scale (dBA) was developed and is frequently used for community noise assessments. The A-weighting scale puts more emphasis or "weight" on frequencies that humans hear well, and less emphasis or "weight" on frequencies we do not hear well (primarily low frequency noise).

The faintest sound that can be heard by a healthy ear approaches 0 dBA, while an uncomfortably loud sound is approximately 120 dBA. To provide a frame of reference, some common sound levels include:

- Jet flyover at 1,000 feet: 100 dBA
- Gas lawnmower at 3 feet: 90 dBA
- Food blender at 3 feet: 85 dBA
- Vacuum cleaner at 10 feet: 75 dBA
- Average speech at 3 feet: 60 dBA
- Quiet urban outdoor daytime: 50 dBA
- Quiet urban outdoor nighttime: 40 dBA
- Quiet suburban outdoor nighttime: 35 dBA

Other common terms used in this noise analysis are:

- Leq – The equivalent noise level over a specified period (e.g., 1 hour). It is a single sound level representing all the varying sound energy in a given duration.
- Ldn – The Day-Night Average Sound Level is the A-weighted sound level over a 24-hour period with a 10 dB penalty imposed on sounds that occur between 10 PM and 7 AM. Ldn was developed to evaluate community response to noise, and the nighttime penalty accounts for the additional nuisance or annoyance associated with nighttime noise events.
- A-weighting – The human ear hears all frequencies differently. The A-weighting scale mathematically adjusts sound in each frequency range to reflect the sensitivity of human hearing organs in each frequency range. A-weighting removes a lot of energy in the low frequency ranges.
- C-weighting – C-weighting is a different weighting scale, and it does not de-emphasize low frequency noise. It can be a useful indicator of the presence of low frequency noise. For example, when the mathematical difference between an A- and C-weighted noise approaches 20 dB, it's an indicator that the noise source has high levels of low frequency noise.
- Lmax – The maximum sound level is described as the highest sound level measured/emitted during a single noise event, in which the sound level changes value as time goes on[1].
- L50 – The L50 is a statistical noise metric. It is the 50th percentile noise value, i.e.: 50% of the noise readings in a particular time period (usually an hour) fall below this number, 50% fall above it
- Lmin – The minimum sound level is described as the lowest sound level measured/emitted during a single noise event, in which the sound level changes value as time goes on
- STC – Sound Transmission Class is a single integer rating used to roughly describe the performance of a wall or wall component in reducing the transmission of airborne sound.

Noise Ordinances

HDR reviewed the City of Portsmouth, Rhode Island noise ordinance, the municipality in which the site is. This ordinance limits the emission of any facility to not exceed a maximum sound pressure level of 65dBA in the daytime (between the hours of 7AM and 10PM) and 55dBA in the nighttime (between 10PM and 7AM the following day) when receiving land uses are residential. For situations in which tonal noise emissions are present, the sound level limits mentioned above are reduced by 5dBA.

HDR conducted a tonal noise analysis based on measured data and confirmed that at least 2 machines on the site emit tonal noise, thus these limits are effectively reduced to 60dBA in the daytime and 50dBA in the nighttime.

[1] *Federal Highway Administration.* Sound Level Descriptors in Alphabetical Order, fhwahep17053.pdf (dot.gov). Accessed 22Apr. 2021.

Noise Measurements

An HDR acoustician made a field visit to the site and measured noise emissions from every piece of equipment present on the site. Equipment included a Larson Davis 831 sound level meter, with a Larson Davis microphone and pre-amp. The sound level meter was set up on a typical camera tripod at a height of 5 feet.

The equipment on-site that were measured included an ambient vaporizer, a glycol vaporizer, a pump trailer, a storage tank and a backup generator. HDR performed noise measurements at a fixed distance of 3 feet from the closest radiating face of the equipment on all four sides of the equipment. HDR also measured the physical size of the equipment using a tape measure.

Figures 1 through 3 below show photographs taken while the measurements occurred.

March 29, 2021

Mr. Brian Kirkwood
National Grid
Senior Supervisor, LNG Operations
1595 Mendon Road
Cumberland, RI 02864

Re: Noise Study for Old Mill Road LNG site

Dear Mr. Kirkwood,

HDR Engineering, Inc. (HDR) is pleased to submit this summary of noise monitoring and noise mitigation recommendations for the National Grid Liquid Natural Gas (LNG) processing facility at 112 Old Mill Road, Portsmouth, RI (Facility).

Introduction

HDR conducted a noise study at National Grid's LNG facility in Portsmouth, Rhode Island. The scope of this study included a long-term unattended outdoor noise measurement, several near field noise measurements of individual equipment around the site, and recommendations for noise mitigation.

Sound is made up of minute fluctuations in air pressure (called sound pressure levels) and most sound is comprised of different combinations of energy throughout the tonal spectrum (low, medium, and high frequencies). The humans hearing organs do not perceive all frequencies of sound equally. Humans do not hear low frequencies well, yet we hear some higher frequencies quite well. To account for this, the A-weighting scale mathematically puts more "weight" on frequencies that humans hear, and less "weight" on frequencies that humans do not hear well. Therefore, the A-weighting scale de-emphasizes low frequency noise (energy in the lower frequencies).

However, that energy does exist, and the C-weighting scale does not de-emphasize it. An A-weighted and C-weighted measurement of the same noise source will produce two different results, and when the difference between C and A-weighted measurement results approaches or exceeds 20 dB it is an indication that the noise source emits high levels of low frequency noise.

Other acoustical concepts used in this report include the following.

Record Request No. 1:

Provide copy of HDR noise memorandums. If not in the report provide the following:

a. Date studies were complete (include weather conditions), and
b. Location of test equipment ("dot on a map").

Response:

The Narragansett Electric Company provides copies of the following three memoranda that were prepared by HDR regarding noise at the Old Mill Lane site:

i. Letter Report, dated March 29, 2021 (Attachment RR-1a);
ii. Draft Memo, dated August 09, 2021 (Attachment RR-1b); and
iii. Draft Memo, dated October 08, 2021 (Attachment RR-1c).

The draft modeling results reported in the August 2021 and October 2021 memos were based on unlikely assumptions on which equipment was in operation, so they do not reflect the actual operation. The Memo dated August 9, 2021 assumed that all of the tested equipment was in operation, and the Memo dated October 8, 2021 assumed that the storage tank was in operation with the glycol vaporizer and pump trailer. As summarized in the Letter Report, the storage tank does generate noise, but this noise occurs when the tank is vented. However, the Company did not ask HDR to correct those assumptions and rerun its modeling because the Company shifted attention to the assessment of the long-term solution, which included a different footprint and thus a different noise profile. Accordingly, those memos remain in draft form.

a. The dates and weather conditions of HDR's noise study of the winter operations are as follows:

   Dates: March 4, to March 5, 2021
   Weather (as recorded by on-site HDR acoustician): 34 degrees Fahrenheit, 10MPH winds

b. An aerial map showing the location of the test equipment is provided as Attachment RR-1d.

Response prepared by or under the supervision of Nicholas Dube and Faye Brown

- Decibel (dB) = a unit of sound pressure
- dBA = A-weighted decibels
- dBC = C-weighted decibels
- Lmax = maximum instantaneous sound pressure level
- Lmin = minimum instantaneous sound pressure level
- Leq = the energy-equivalent noise level, mean average noise level over a period of time, i.e. one hour
- L50 = a statistical metric that represents the noise level exceeded N% of the hour, in this case 50% of the hour; also, a median average noise level over a period of time, i.e. one hour

The Portsmouth noise ordinance limits maximum allowable noise levels at residential receiving lands to 65 dBA during daytime (7:00 am to 10:00 pm) and 55 dBA during nighttime (10:00 pm to 7:00 am). HDR was not provided right of entry to measure existing noise levels at residences across the street. Therefore, the long-term noise measurement occurred on Facility property and does not represent noise levels at receiving land uses. Following are HDR's results and noise mitigation recommendations. The State of Rhode Island regulates environmental noise, but no quantitative[1] noise limits were identified, and it is thus not discussed further.

Results

Long-term Noise Monitoring

HDR performed an unattended long-term noise measurement at the Facility, in the northeast corner near the property line. A goal of this measurement was *to measure Facility-related noise during the quietest hours of the night, when background noise levels are lowest.* These conditions provide the most accurate measurement of Facility-related noise at the property line.

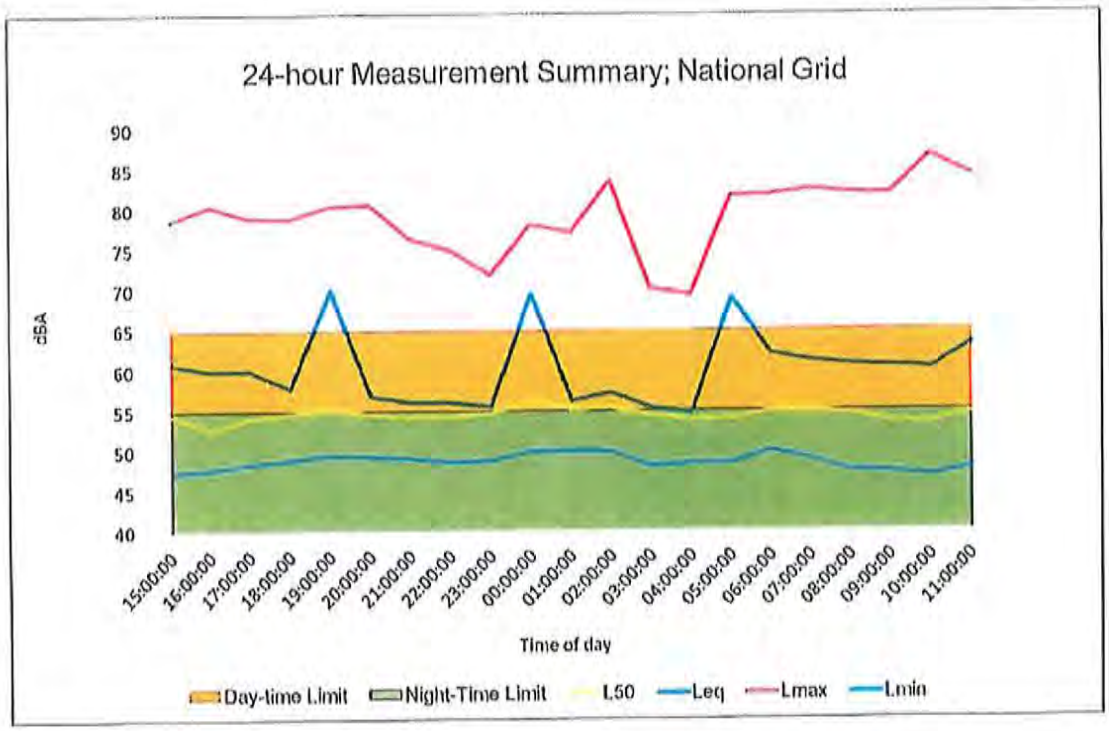
The noise measurement system consisted of a Larson Davis model LD831C sound level meter/real-time analyzer stored in a weather-resistant Pelican case, with an external microphone, preamplifier, and windscreen set up on a tripod. The meter was configured to store Lmin, Lmax, Leq, and statistical metrics including the L50. Measurement results were stored in the LD831C every second, and also summarized every hour on the hour.

[1] The State of Rhode Island noise rules limits low frequency noise (20-100Hz) qualitatively, but doesn't provide explicit noise limits

Figure 1 summarizes hourly measurement results and facilitates a comparison with the daytime and nighttime residential noise limits in the Portsmouth, Rhode Island noise ordinance. Noise measurements shown in Figure 1 include the Lmax, Lmin, Leq and L50. The Lmax can be compared directly with the daytime and nighttime noise limits. The Lmin is presented to help readers understand the overall range in measured noise levels (shown in green and gold bands).

The Leq and L50 are two different expressions of average noise levels. When there is little to no variation in noise levels, the Leq and L50 are usually with 3 dB of each other. The farther apart they are, the more variation there is in measured noise levels. In Figure 1, daytime ends and nighttime begins at 22:00. Daytime resumes again at 07:00.

Figure 1.
Summary of Long-Term Measurement Results



Source: HDR

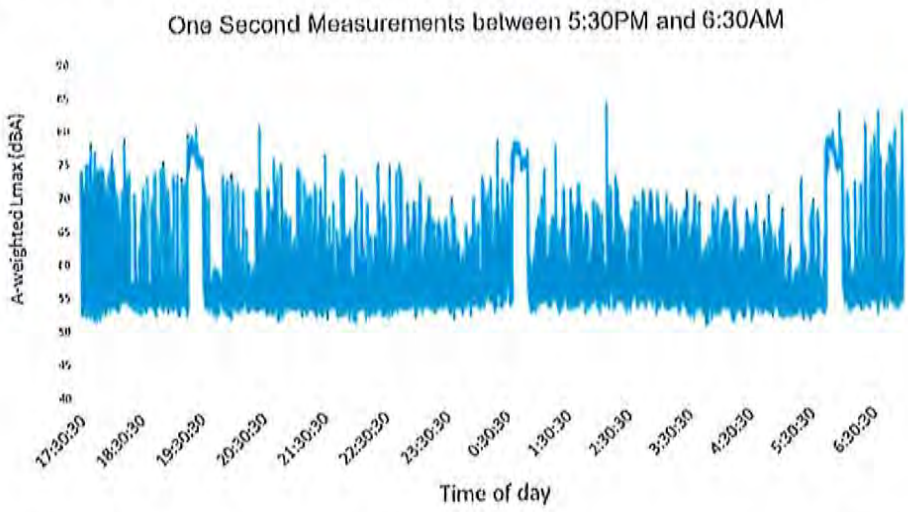
Focusing on the red line, the Lmax value, Figure 1 shows that the quietest daytime hour occurs around 10:00 pm (22:00), and the loudest daytime hour occurs around 10:00 am. Figure 1 also shows that the loudest nighttime hour occurred around 2:00 am, and the quietest nighttime hour occurs around 3:00 am. Additionally, Figure 1 shows that the 1-hour Lmax values exceed the noise ordinance in all measured daytime and nighttime hours. This is most likely due to noise from traffic on Old Mill Road. Figure 1 also shows that the mean noise level or Leq (dark blue) fluctuates considerably, with three substantial peaks that are discussed below.

The measured Lmax levels are above the maximum allowable limit, but this does not indicate that noise from the Facility exceeds limits in the noise ordinance. A compliance measurement would have to be performed approximately 100 feet across the street at a point approximately 20 feet away from the nearest residence (not on-site near the fence) and would require a detailed audio review to remove vehicle pass-by events. So, these results are indicative of noise levels where they were measured but not an indication of non-compliance with noise limits in the local noise ordinance.

The L50 (yellow line) is the median average noise level, and by definition half of the measurements were higher or lower than this level. The L50 is fairly constant throughout the measurement. The difference between the L50 and Leq from each hour is greater than 3 dBA for most hours. This indicates variability in the ambient noise levels, and HDR interprets that as variations in traffic pass-by events on Old Mill Road. The L50 and Leq exhibit a difference of less than 3 dBA during the hours between 8:00 pm and 11:00 pm, and 1:00 am and 5:00 am, and that tells us that ambient noise levels were steady and did not fluctuate a lot during these time periods.

Figure 2 shows a graph of Lmax levels stored every second for the entire long-term measurement.

Figure 2.
One Second Lmax Values

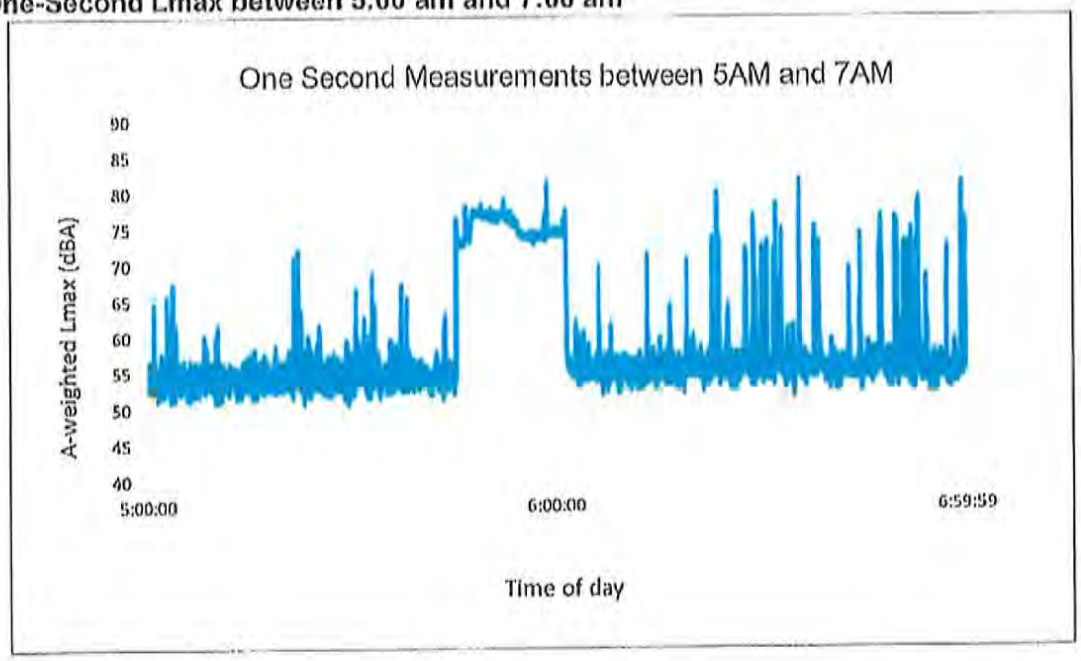


Source: HDR

The three Leq peaks shown in Figure 1 also appear in the graph of one-second Lmax values in Figure 2. These occur in the 7:00 pm hour, the midnight hour, and the 5:00 am hour. Their duration is approximately 10 minutes, and they could conceivably be caused by equipment cycling on and off. The fluctuations within each of the three peaks could be due to vehicle pass-by events happening at the same time although they exhibit similar patterns in each of the three instances.

The next figure shows a closer look at the Lmax measurements during one of the periods when elevated noise levels persisted for approximately 10 minutes. Figure 3 shows a closer look at measurement results during the Lmax spike that occurred between 5:00 am and 7:00 am.

Figure 3.
One-Second Lmax between 5:00 am and 7:00 am



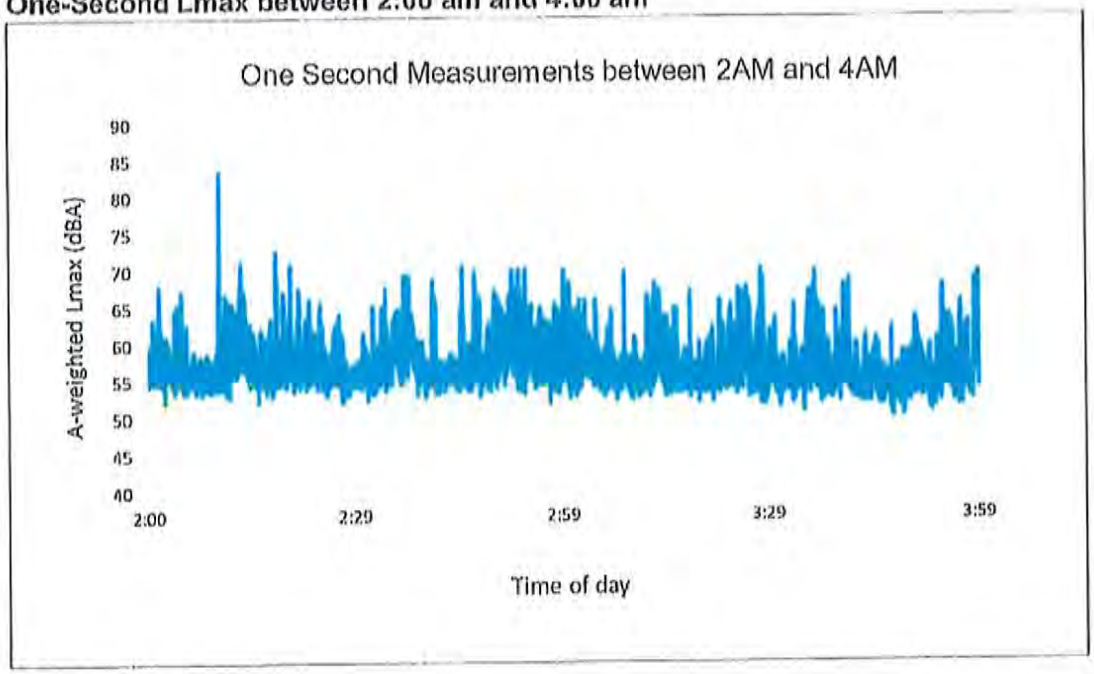
Source: HDR

Figure 3 shows a noise increase with a 16-minute duration roughly between 5:45 am and 6:05 am; this duration is much longer than a vehicle pass-by. It is conceivable that this is an equipment noise event. These measurement results are representative of the location in which they were measured, and do not indicate compliance or non-compliance at any location off-site. HDR suggests that National Grid review operating data in an attempt to determine if this and the other two episodes coincides with any Facility equipment cycling on and off.

The graph also shows a more constant background level that varies between approximately 52-57 dBA and is generally centered around 55 dBA. This appears to be the background noise level. Numerous short-term spikes are also visible in the graph, and HDR assumes they are vehicle pass-by events on Old Mill Road.

By comparison, Figure 4 shows a closer look at the Lmax measurements between 2:00 am and 4:00 am, which includes the 3:00 am hour, the quietest hour of the night.

Figure 4.
One-Second Lmax between 2:00 am and 4:00 am

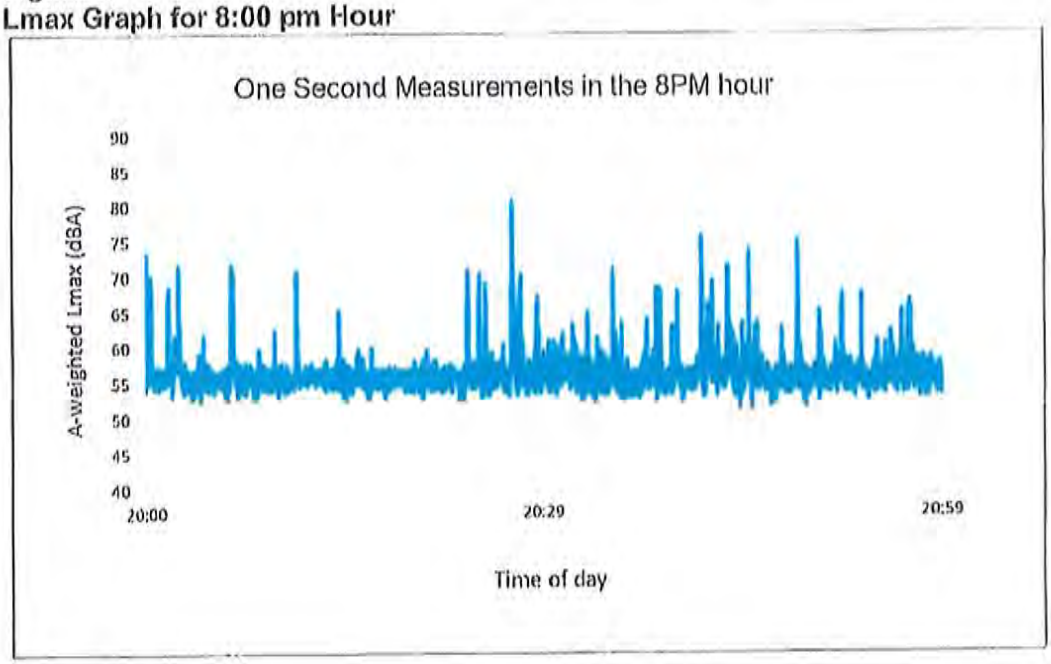


Source: HDR

One-second Lmax levels measured in the 2:00 to 4:00 AM hour show numerous short-duration increases or spikes, many peaking at 70 dBA. That much uniformity is unlikely to be due to vehicle traffic, and the short duration seems unlikely to have been caused by equipment cycling on and off. It could be due to insects, animals, wildlife. The repeated spikes that peak at 70 dBA could potentially be related to the Facility, but unless National Grid can explain otherwise the temporal distribution and uniform spike-like noise levels of those data seems more likely noise from a creature than equipment. The graph also shows constant background level that varies between approximately 55-62 dBA and is generally centered around 57 dBA.

The next graph, Figure 5 takes a closer look at the 8:00 pm hour, one of the quietest daytime hours based on HDR measurement results.

Figure 5.
Lmax Graph for 8:00 pm Hour



Source: HDR

One-second Lmax levels measured in the 8:00 pm hour also show numerous short-duration increases or spikes, many reach 70-80 dBA, and this variation suggests they are attributed to vehicle pass-by events and maybe the on-set of nighttime insect or animal noise. The graph also shows a more constant background level that varies between approximately 52-57 dBA and is generally centered around 55 dBA.

Near field Noise Measurements

HDR also performed near-field measurements of noise from specific equipment on-site. The near-field measurements were performed at a distance of approximately 3 feet to reduce the influence of noise from non-target noise sources. Table 1 presents measurements results expressed as the Lmax, both the A and C-weighted Leqs, and the difference between A- and C-weighted Leqs, sorted by A-weighted Lmax values.

HDR performed noise measurements around noise-emitting equipment in the four cardinal directions. In cases where HDR noted shielding or noise buildup from reverberation, additional measurements were at different locations for more accurate characterizations, as indicated in the 'Measurement Number' column.

Table 1.
Tabulated Summary of Near Field Measurement Results

Equipment Measured	Measurement Number	Lmax (dBA)	Leq		
			dBA	dBC	dBC minus dBA
Ambient Vaporizer	4	97	95	108	13
Ambient Vaporizer	5	96	90	97	7
Ambient Vaporizer	2	94	92	100	8
Glycol Vaporizer	1	94	91	97	9
Ambient Vaporizer	3	92	90	98	8
Storage tank (facing west 55" away)	1	90	89	89	-1
Glycol Vaporizer	2	90	86	95	10
Storage tank, facing north (55" away)	3	89	87	86	-1
Glycol Vaporizer	3	88	85	94	9
Ambient Vaporizer	1	88	87	97	10
Generator (facing west)	2	87	86	91	5
Storage tank (facing south	2	84	83	82	-1
Generator (facing south)	1	83	82	89	8
Glycol Vaporizer	4	79	76	86	10
Glycol Vaporizer	5	78	69	82	12
Glycol Vaporizer, far field	6	77	75	83	8
Pump Trailer (facing West)	2	76	58	64	6
Pump trailer (facing north)	1	74	69	70	1
Pump Trailer (facing south)	3	71	65	68	3
Pump Trailer (facing east)	4	66	63	64	1
Storage tank, facing west	4	65	63	69	6

Source: HDR

Measurement results in Table 1 indicate that the loudest pieces of equipment are the ambient vaporizer, glycol vaporizer and storage tank[2]. The ambient vaporizer also has major noise emission points at each end, and they also need to be addressed in the mitigation discussion. The glycol vaporizer is taller than the ambient vaporizer, and also has an exhaust stack that emits noise. While there were several storage tanks around the site, only one storage tank was being operated when the HDR acoustician was in the field,

[2] The storage tank measured was the one located furthest plan south on the site

thus only one storage tank was measured. Measurement results indicate that storage tanks are also a major noise source.

Noise Mitigation

Mitigation Assumptions

HDR used the following information to develop noise mitigation recommendations

- **Evaporators:** Dimensions of the evaporates are as follows; 50 feet long, 12 feet tall, 8 feet wide
- **Noise Mitigation Area/ square footage**: The area needed to cover the evaporators is approximately:
  - 50 feet long x 15 feet high.
  - The ends also need to be covered and an area of 15 feet tall x 20 feet wide on each end (wrap-around 'wings' on either side of the ambient vaporizer[3]).

Noise Mitigation Recommendations

This section discusses HDR's noise mitigation recommendations. The first step in the noise mitigation process is to establish a design goal, the target amount of noise reduction. HDR used the following general rules of thumb to identify the noise reduction design goal. During a hearing test in an audiology booth, a person with average hearing abilities can just barely discern an increase or decrease in noise levels of 3 db. A 5 dB increase or decrease is likely to be clearly discernable, and a 10 dB increase or decrease is likely to be very clearly noticeable and perceived as a doubling or halving of noise levels. The outdoor noise environment is not an ideal listening environment, like an audiology booth. But a 10-dB reduction would be clearly noticeable outdoors. Therefore, HDR recommends that the noise mitigation goal be a minimum of 10 dB of noise reduction at the residential land uses across Old Mill Road from the site.

Noise can be controlled at 3 different locations: at the noise source, between the source and the receiver (in the pathway), and at the receiver. Noise control at the receiver is not feasible, as these options are typically implemented on the receiver's land and require heavy coordination with landowners. Noise control at the source requires purchasing quieter equipment.

[3] These approaches are described in greater detail below

Noise control in the propagation pathway may be the most economically achievable approach. Therefore, HDR recommends the following noise mitigation options.

I) **Quilted Mass Loaded Vinyl draped over scaffolding**

This approach assumes that a scaffolding or a functionally similar metal framing is built to cover the ambient and glycol vaporizers and the pump unit. The framing would have to reach a minimum height of 15 feet above ground and also needs to be secured to the ground somehow. One option is to anchor the framing into concrete jersey barriers. HDR was unable to obtain a cost for having concrete jersey barriers delivered to the site. Other anchoring options may be available.

Once the framing is installed, commercially available industrial acoustical quilts would be draped over and secured to that framing. The acoustical quilts consist of a layer of mass-loaded vinyl with a minimum density of 1.0 or 2.0 pounds/square foot (psf) with fiberglass insulation on both sides, enclosed in a quilted weather-resistant material. The framing should also wrap around the ends of the vaporizers and pump tank, primarily to block noise propagation from the ends of the ambient vaporizer (leave the tops unenclosed for ventilation).

Kinetics Noise Control is a vendor for the 1 lb./sqft quilted mass-loaded vinyl product Sound Absorber/Noise Barrier Composite | KINETICS® KBC (kineticsnoise.com)) The unit cost for their quilted product is approximately $14/sqft. exclusive of framing and installation.

There would have to be a hole for the exhaust stack to protrude out of and above the glycol vaporizer, and the contractor/owner/operator of the glycol vaporizer would have to purchase and install a silencer for that stack from a noise control specialty firm like Kinetics (www.kineticsnoise.com).

Based on HDR's measurements, storage tanks are another noise source that may need controlling. However, HDR recommends that National Grid implement the initial mitigation measures and evaluate overall noise levels again, to determine the need for additional noise reduction.

ii) **Noise Walls**

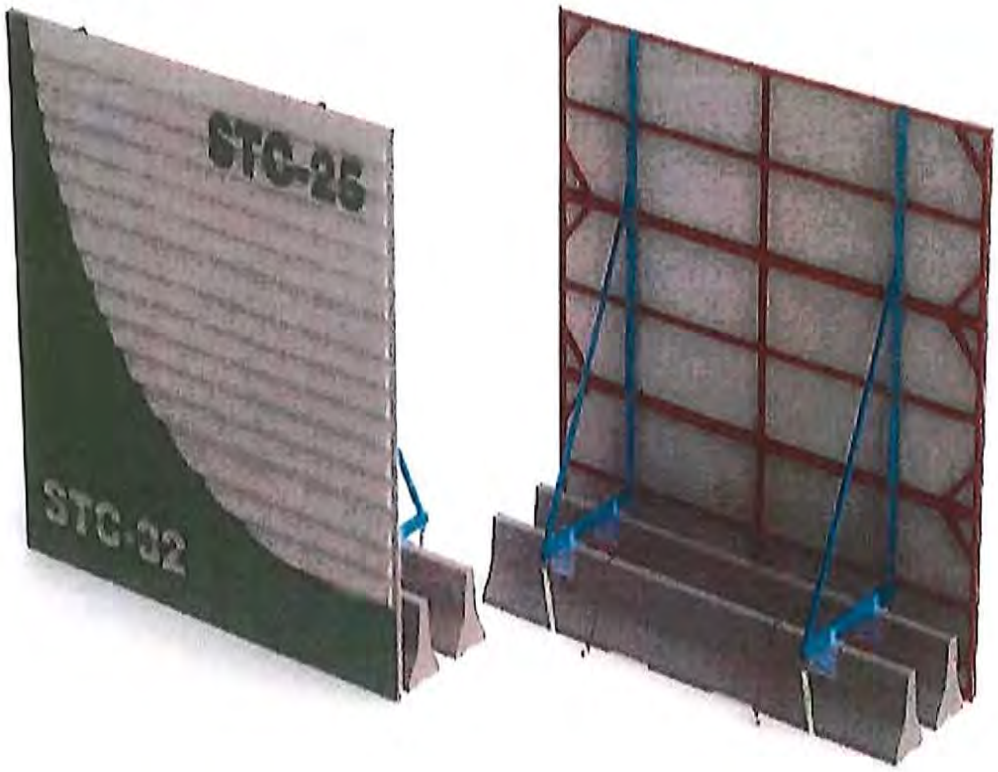
An alternative to the partial enclosure discussed above is use of a noise wall installed near the ambient vaporizer, with minimum height of 15 feet, and wide enough to block noise from both ends of the ambient vaporizer. This noise wall would also block sound propagation from the glycol vaporizer and pump tanks. Below are several noise wall options HDR explored, ranging from simple contractor-built constructions, to commercially available products.

- This wall could be constructed by local contractors using treated 2x6x12 ft. dimensional lumber (like highway noise walls) with all of the gaps between the boards sealed. Costs for this option include engineering, labor, and materials. Purchase price of material alone are estimated to be around $5,500 - $6,500 for the treated 2x6x12 ft. dimensional lumber. Engineering, footing, and labor costs would be additional.

- Another option is to use the quilted mass-loaded vinyl as the barrier and use commercially available framing to suspend it. The unit costs for the acoustical quilt alone is the $14/sqft value discussed above. For the concept discussed in this report, a rough estimate of the purchase price is $20,000 excluding engineering, framing, and assembly.

- Another option is temporary sound wall mounted on a Jersey barrier (the K-rail temporary sound wall) as shown in Figure 6. HDR coordinated with the vendor (Environmental Noise Control | Behrens and Associates (environmental-noise-control.com) and obtained the following rough cost estimate. For a 16-foot-high system, the unit cost is approximately $450-$510/linear foot. For the concepted discussed in this memo, a rough estimate of the purchase price is approximately $40,000 to $50,000. These costs do not include the purchase, delivery, or installation of concrete jersey barriers.

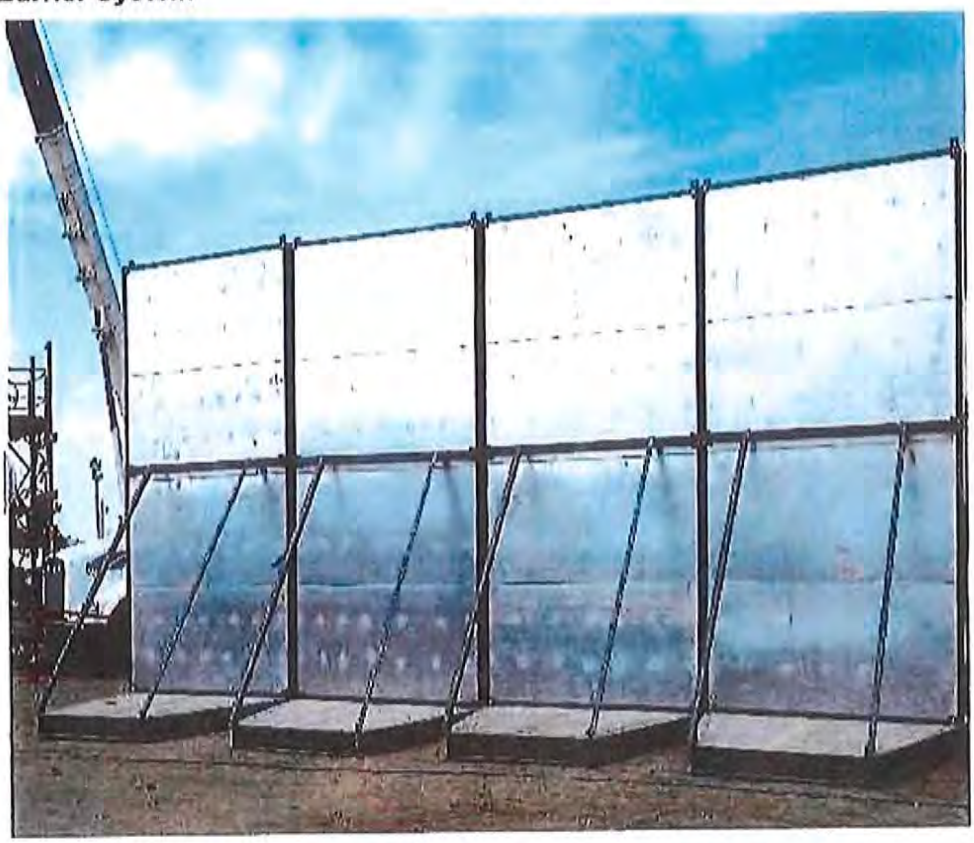
Figure 6.
K-Rail Mounted Barrier



Source: K-Rail Mounted Temporary Sound Wall | Environmental Noise Control (environmental-noise-control.com)

Another option are the free-standing SK8 noise barriers, as shown in Figure 7 below. These are produced by the same vendor as the K-rail mounted systems, and average about $1,875 per linear foot for a 20-foot tall system. For the concept discussed in this report, a rough estimate of purchase price is $170,000.

Figure 7.
SK-8 Barrier System



Source: Freestanding "SK-8" Sound Barriers | Environmental Noise Control (environmental-noise-control.com)

It is likely that the exhaust stack will require noise control, silencers are suitable approaches for this application. HDR does not have the engineering details needed to specify a particular silencer, however the contractor/owner/operator of that equipment may have the operating parameters of the stack and could work directly with a firm like Kinetics (www.kinetics.com) to select and purchase an appropriate silencer. It should also provide at least 10 dB of noise reduction.

These mitigation recommendations assume that controlling the loudest noise sources results in a noticeable noise reduction off-site. Post-installation measurements would be necessary to confirm the performance and determine if additional noise control is needed

for tank trucks located farther from Old Mill Road than the loudest noise sources discussed in this report.

We appreciate the opportunity to have conducted this noise evaluation for National Grid and look forward to helping you with other noise challenges you may face. Please feel free to reach out to Tim Casey, HDR's Acoustics Program Manager at (763) 591-5450 to discuss questions on any of the above content.

Sincerely,
HDR Engineering, Inc.

Sanvisna Kogelen
Acoustical Specialist

Tim Casey, INCE
Acoustics Program Manager

1. Shenkel , William M. "The Economic Consequences of Industrial Zoning." Land Economics, vol. 40, no. 3, 1964, pp. 255–65. JSTOR, https://doi.org/10.2307/3144734. Accessed 5 Feb. 2023.

This academic article discusses aspects of zoning ordinances along with historical data regarding certain laws and guidelines along with evidence that was put in place to protect homeowners. Moreover, Shenkel reviews the concerns and negative effects of improper zoning matters that can potentially occur. One of the key takeaways from this read pertains to a problem today for the distribution of properties in an efficient manner to minimize problems that could arise in junction to residential establishments.

2. Friso Vor, Henri L.F. de Groot. January 2011. The Impact of Industrial Sites on Residential Property Values.

This study, conducted in the Netherlands region and analyzed the external factors that could very well diminish property values if at a close vicinity to commercial businesses. One of the key factors that are imperative to know if the homes could diminish in value is the proximity to the business or nonresidential establishment. Evidence is showcased in this study to prove the decline in property value if in close distance to non-residential establishments.

3. Maantay, J. (2002), Zoning Law, Health, and Environmental Justice: What's the Connection?. The Journal of Law, Medicine & Ethics, 30: 572-593. https://doi.org/10.1111/j.1748-720X.2002.tb00427.x

This academic read discusses the environmental injustices of having industrial-zoned buildings within close vicinity of residential neighborhoods. The surrounding industrial buildings in neighborhoods result in safety concerns with respect to pedestrians, traffic congestion, noise complaints, and sicknesses.

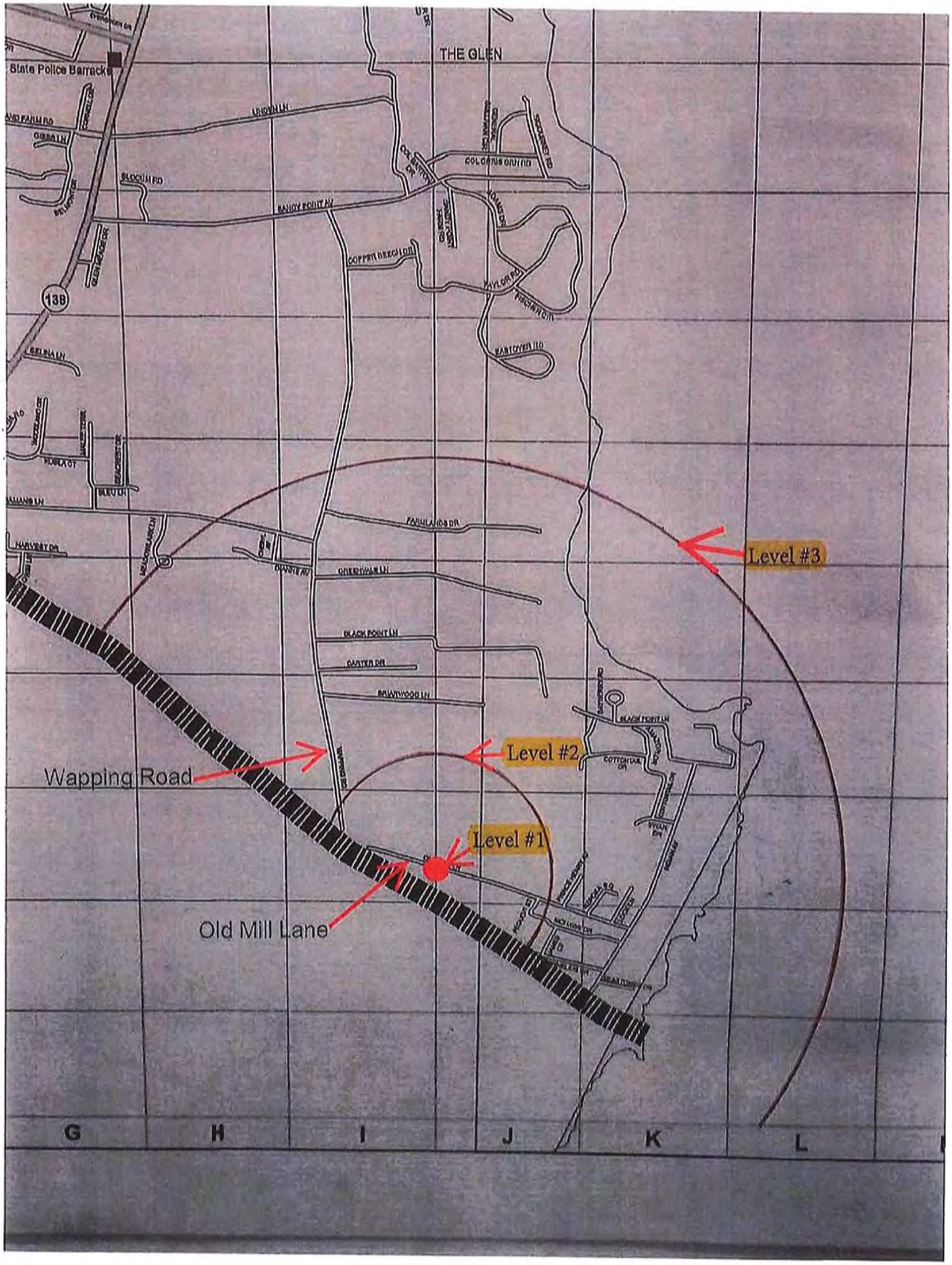
4. Al-Wahaibi, A., Zeka, A. Health impacts from living near a major industrial park in Oman.*BMC Public Health* **15**, 524 (2015). https://doi.org/10.1186/s12889-015-1866-3

This study was conducted in Western Asia to see how the development of Industrial use buildings impacted the nearby residences in Oman. As seen in the study, the industrial-use buildings emit several toxic chemical gases that eventually led to an increase in sicknesses within the area. The health effects include asthma and respiratory issues.

ADDENDUM B

Portsmouth and Middletown

Evacuation Maps


State Police Barracks
THE GLEN
UNION LN
BLOCUM RD
SANDY POINT AV
COPPER BEECH DR
138
FARMLANDS DR
GREENWAY LN
BLACK POINT LN
CARTER DR
BRIARWOOD LN
Level #3
Level #2
Level #1
Wapping Road
Old Mill Lane
G
H
I
J
K
L

LEVEL 1 Response
½ LFL of 95 feet

OLD MILL LANE
112, 124, 135, 136, 148, 153

LEVEL 2 Response
½ LFL of 1475 feet

OLD MILL LANE
8, 14, 24, 112, 124, 135, 136, 148, 153, 162, 163, 172, 173, 182, 183, 200, 201, 213, 216, 220, 222, 225 227, 230, 233, 247, 248, 249, 250
WAPPING RD
1000
PEQUOIT STREET
33
MOHAWK DRIVE
4, 5, 6, 17

LEVEL 3 Response
½ LFL of 6464 feet

ALL RESIDENTS OF THE FOLLOWING STREETS
AMAZON DRIVE: 7, 10, 19, 56
BAYBERRY ROAD: 27, 44, 47, 54, 55
BLACK POINT LANE: 9, 27, 45, 63, 81, 99, 117, 161, 167, 223, 259, 290, 297, 326, 340, 360, 370 430, 444, 464, 502, 524, 550, 602, 626, 627, 634, 698, 699, 701, 709, 715, 721, 732, 735, 745, 752
BRIARWODD LANE: 50, 95, 125, 175, 200, 230
CARTER DRIVE: 31, 32, 46, 47, 58, 61, 70, 73, 82, 87, 94, 99, 110, 115
CHERYL AVE: 8, 15, 20, 25, 35
COTTONTAIL DR: 20, 25, 30, 45, 50, 67, 77, 118, 154, 155, 168, 171, 180, 190, 202, 212, 215, 226, 229, 236
DIANE AVE: 16, 17, 26, 27, 38, 39, 48, 60, 71, 72, 87, 95, 96
FARMLANDS DR: 15, 55, 110, 180, 210, 275
GREENVALE LN: 91, 136, 242, 259, 325
JAMES COURT: 10, 15, 20, 21, 27, 51, 62, 63, 68
INDIAN AVE: 1, 20, 29, 44, 46, 58, 87, 89, 91, 104, 105, 112, 117, 129, 128, 140, 141, 152, 157, 170, 179, 184, 191, 198, 208, 217, 218, 228, 231, 245, 273, 276, 294, 299, 323, 336, 348, 355, 375, 380, 391, 396, 414, 439
LOCK LN: 11, 21, 29, 30, 32, 37, 42, 43, 56, 57, 65, 72
MEADOWLARK LN: 89, 107
MOHAWK DR: 4, 5, 6, 17, 30, 35, 44, 54, 61, 66, 71, 76, 79, 92, 99, 104

OLD MILL LN: 8, 14, 24, 112, 124, 136, 148, 153, 162, 163, 172, 173, 182, 183, 200, 201, 202, 213, 216, 220, 222, 225, 227, 232, 233, 247, 248, 2509, 250, 260, 262, 265, 285, 310, 311, 319, 320, 324, 327, 339, 340, 350, 351, 358
PRIINCE HENRY AVE: 30, 31, 32, 33
SEASTONES DR: 10, 11, 35, 36
SWAN DR: 15, 24, 36

Residents of the following addresses need to be evacuated, not the entire lane/road
Bramans Lane: 12, 23, 34, 43, 50, 55, 61, 62, 70, 71, 73, 78, 88, 89, 98, 111, 114, 125, 128, 140, 144
Wapping Rd: 380, 385, 397, 407, 415, 427, 429, 435, 449, 459, 474, 469, 479, 480, 489, 499, 513 549,561,581,593, 601, 609, 646, 681, 695, 711, 718, 725, 728, 739, 744, 755, 756, 770 776, 781, 785, 786, 806, 820, 833, 837, 838, 841, 864, 869, 878, 891, 894, 902, 905, 910, 921, 925, 931

Middletown Fire Department

239 Wyatt Road
Middletown, Rhode Island 02842-5368
Robert J. McCall Fire Chief
rmccall@middletownri.com

February 28, 2020

Old Mill Lane Neighborhood Emergency Evacuation Notification Plan

Dear Residents,

The Middletown and Portsmouth Fire Departments, working closely with material experts from National Grid, have developed Emergency Evacuation Plans that include notification of those residents most likely affected in the improbable event of a substantial release.

The National Grid site, located on Old Mill Lane, has several large tanks of Liquified Natural Gas stored on-site. The liquified gas in these tanks is utilized when the main Aquidneck Island supply is inadequate for the island's demand. This situation would likely occur just a few times throughout the winter on extremely cold days.

The site has many built-in safety features making an unplanned release very unlikely. In fact, according to calculations provided to us by National Grid, the likelihood of a complete and instantaneous release has a probability of 5 chances in 10 million per year.

Receiving this letter indicates that you could be within the evacuation area, depending on the severity of a release. In the unlikely event that an evacuation become necessary, notification will be sent via the Town's CodeRED notification system to any registered phone line. Registering in the CodeRED system is free, easy, and may prove beneficial during other situations when the Town needs to disseminate important information out to the residents. A link to the CodeRED registration can be found on the Town of Portsmouth's home web page.

Attached is a list of addresses that could fall within the evacuation area, along with suggested routes of evacuation. Please keep in mind that we have been very cautious in determining these areas in-order to keep our residents protected and as safe as possible.

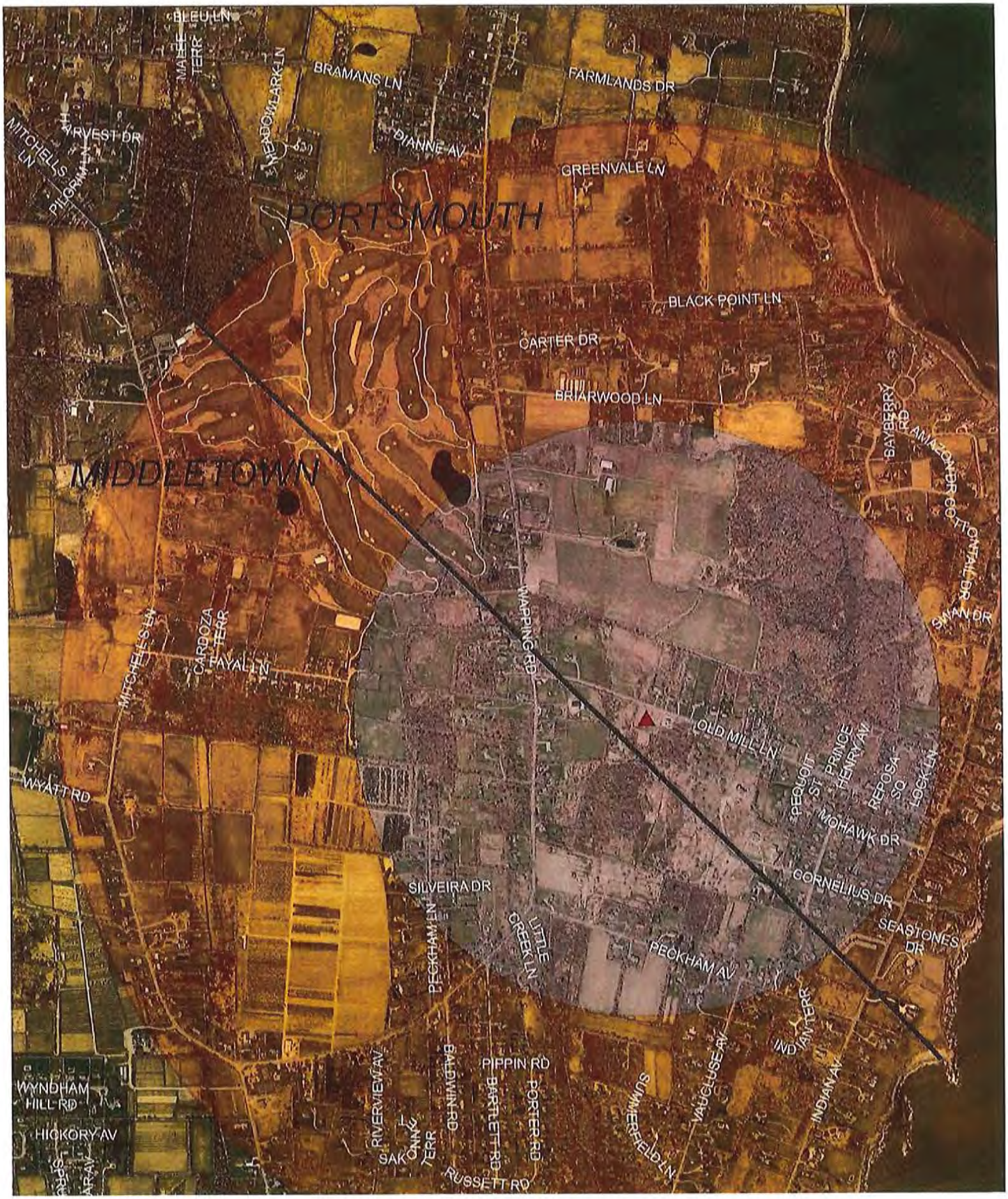
Sincerely,

_____

Robert J. McCall, Fire Chief

TOWN OF MIDDLETOWN

Liquified Natural C
135 Old Mill Lane, Ports
Evacua



ADDENDUM C

Tax Assessor Data

Wetland Maps

Ownership Notations

Plat Maps

Property Location 135 OLD MILL LN
Vision ID 6102
Account #
Map ID 68/ 73/ / /
Bldg # 1
Bldg Name
Sec # 1 of 1
Card # 1 of 1
State Use 421V
Print Date 1/23/2023 9:35:59 AM

CURRENT OWNER

NARRAGANSETT ELECTRIC CO THE
PROPERTY TAX DEPT
40 SYLVAN RD
WALTHAM MA 02451-2286

TOPO / UTILITIES / STRT / ROAD / LOCATION

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	2 Public Water	1 Paved	3 Rural
7 Swampy			

SUPPLEMENTAL DATA

Alt Prcl ID
ISDS
WTR DIST PWD
C/O Issued
PLAT IND
CURRENT
GIS ID 68-73
FARM BE
H,T,P,W,W
6102
Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
IND LAND	1000	28,400	28,400
INDUSTRL	1000	41,000	41,000
Total		69,400	69,400

5305
PORTSMOUTH, RI

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
NARRAGANSETT ELECTRIC CO THE	1219-4	0	08-25-2006	U	I	291,000	1
PROVIDENCE GAS COMPANY	80-16	0	12-31-1974			79,750	
NEWPORT GAS LIGHT COMPANY		0	01-01-1925			0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2022	1000	23,700	2021	1000	23,700	2020	1000	23,700
	1000	800		1000	800		1000	800
	Total	24,500		Total	24,500		Total	24,500

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0090				

NOTES

BUILDING RAZED FOR 10/26/2007
2006 SALE INCL LOT 74
LOC TO REAR OF LOT 72
10-3-01, BK 724 PG 130
BRD OF REVIEW DECISION

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	41,000
Appraised Land Value (Bldg)	28,400
Special Land Value	0
Total Appraised Parcel Value	69,400
Valuation Method	C
Total Appraised Parcel Value	69,400

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
22-794B	09-29-2022	CM	Commercial	135,000	12-28-2022	100		REPLACE FENCE
22-141B	03-07-2022	RF	Roofing	4,000	12-28-2022	100		

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
11-09-2022	KR			10	reviewed
11-15-2016	SB			10	reviewed
03-07-2016	KN			00	Measur+Listed
01-28-2011	DT			10	reviewed
12-17-2007	KC			10	reviewed
10-26-2007	GCM			00	Measur+Listed
05-09-2005	DD			00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	421V	UTLY, RR MDL-	R40		7,500	SF	12.02	1.00000	5	0.15	0090	2.100	REAR/WET/SIZE/USE	1.0000	3.79	28,400
		Total Card Land Units			7,500	SF	Parcel Total Land Area			0.1722					Total Land Value	28,400

Property Location 24 OLD MILL LN | Map ID 68/ 72/ / / | Bldg Name | State Use 4210
Vision ID 69 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 1/23/2023 9:34:57 AM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	40	Lt Industrial
Model	96	Commercial
Grade	03	Average
Stories:	1	
Occupancy	1.00	
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2		
Roof Structure	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	01	Minim/Masonry
Interior Wall 2		
Interior Floor 1	03	Concr-Finished
Interior Floor 2		
Heating Fuel	01	Coal or Wood
Heating Type	01	None
AC Type	01	None
Bldg Use	4210	UTLY, RR MDL-96
Total Rooms		
Total Bedrms	00	
Total Baths	0	
FPL		
FPO		
Heat/AC	00	NONE
Frame Type	02	WOOD FRAME
Baths/Plumbing	00	NONE
Ceiling/Wall	00	NONE
Rooms/Prtns	01	LIGHT
Wall Height	10.00	
% Comn Wall	0.00	
1st Floor Use:	4210	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

MIXED USE

Code	Description	Percentage
4210	UTLY, RR MDL-96	100
		0
		0

COST / MARKET VALUATION

RCN	30,307
Year Built	1970
Effective Year Built	
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	33
Functional Obsol	0
Ext. Comment	
Trend Factor	1
Condition	
Condition %	
Percent Good	67
RCNLD	20,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

BAS

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
FN8	W/O TOP RL-6'	L	400	9.00	1998		50		0.00	1,800
SHD4	COMM WOOD	L	192	22.00	1952		80		0.00	3,400
SHD6	PUMPHSE	L	100	165.00	2005		90		0.00	14,900
SHD4	COMM WOOD	L	64	22.00	1952		50		0.00	700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	476	476	476	63.67	30,307
	Ttl Gross Liv / Lease Area	476	476	476		30,307

Property Location 135 OLD MILL LN
Vision ID 6102
Account #
Map ID 68/ 73/ / /
Bldg # 1
Bldg Name
Sec # 1 of 1
Card # 1 of 1
State Use 421V
Print Date 1/23/2023 9:36:00 AM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	94	Outbuildings
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		
X KITCHEN		
FPL		
FPO		
FPG		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	0.0
			B	S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	0
Ext. Comment	0
Trend Factor	1
Condition	
Condition %	100
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

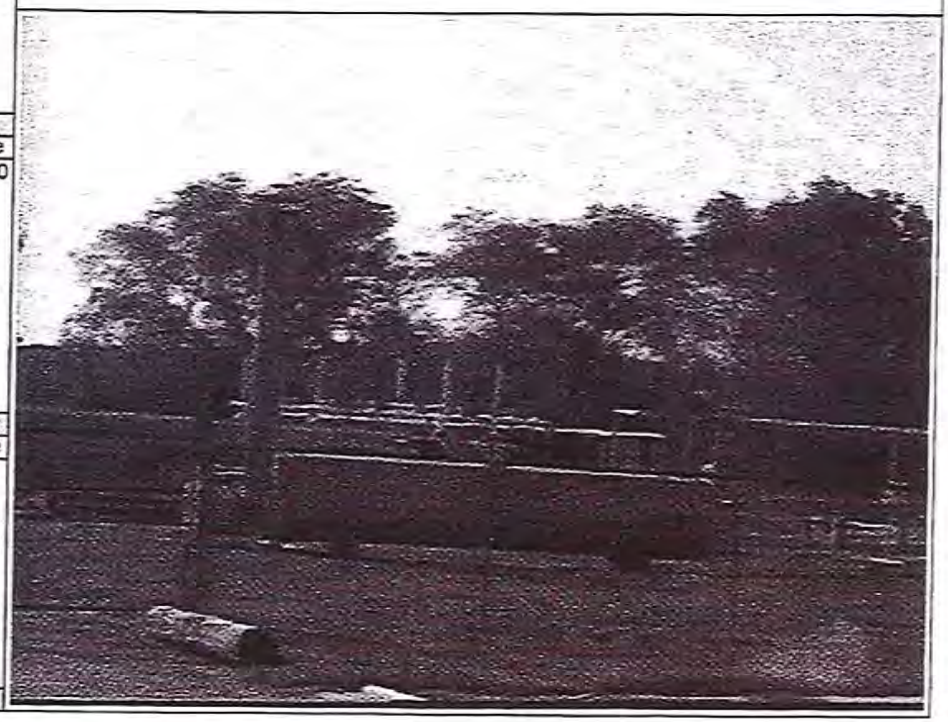
No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FN4	FENCE-8' CH	L	216	200.00	1998		95		0.00	41,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0



Property Location 111 OLD MILL LN
Vision ID 6103
Account #
Map ID 68/ 74/ / /
Bldg # 1
Bldg Name
Sec # 1 of 1
Card # 1 of 1
State Use 421V
Print Date 1/23/2023 9:35:15 AM

CURRENT OWNER

NARRAGANSETT ELECTRIC CO THE
PROPERTY TAX DEPT
40 SYLVAN RD
WALTHAM MA 02451-2286

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	2 Public Water	1 Paved	2 Suburban
6 Low	6 Septic		
7 Swampy			

SUPPLEMENTAL DATA

Alt Prcl ID
ISDS
WTR DIST PWD
C/O Issued
PLAT IND 636 9/01
CURRENT
GIS ID 68-74
FARM BE
H,T,P,W,W
6103
Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
IND LAND	1000	170,500	170,500
INDUSTRL	1000	2,300	2,300
Total		172,800	172,800

5305
PORTSMOUTH, RI

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
NARRAGANSETT ELECTRIC CO THE	1219-4	0	08-25-2006	U	I	291,000	1
PROVIDENCE GAS COMPANY	80-16	0	12-31-1974			0	
NEWPORT GAS LIGHT COMPANY	54-506	0	07-05-1963			0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2022	1000	153,200	2021	1000	153,200	2020	1000	153,200
	1000	3,200		1000	3,200		1000	3,200
	Total	156,400		Total	156,400		Total	156,400

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0090				

NOTES

PROVIDENCE GAS CO
NEWPORT DIVISON
3/2016 VACANT EXCEPT FENCE

DEED 8-25-06 INCL 68-73&68-74($291,000).
2007 SALE INCL LOT 73

MIDDLETOWN TOWN LINE
10-3-01, BK 724 PG 130
BRD OF REVIEW DECISION
NEW CONSTRUCTION 600 4' -8' FENCE
W/2 ELECT GATES LOCATION OF GAS TANKS

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,300
Appraised Land Value (Bldg)	170,500
Special Land Value	0
Total Appraised Parcel Value	172,800
Valuation Method	C
Total Appraised Parcel Value	172,800

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
13-413	08-01-2013	DE	Demolish	18,000	08-16-2013	100	08-19-2013	

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
11-09-2022	KR			10	reviewed
11-15-2016	SB			10	reviewed
03-07-2016	KN			00	Measur+Listed
03-07-2016	KN			94	Vacant w/OB's
01-28-2011	DT			10	reviewed
01-11-2008	SF			10	reviewed
12-17-2007	KC			10	reviewed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	421V	UTLY, RR MDL-	R40		20,000	SF	5.26	1.00000	5	0.60	0090	2.100	USE/SHP/WET	1.0000	6.62	132,400
1	421V	UTLY, RR MDL-	R40		4.540	AC	8,000.00	1.00000	0	0.50	0090	2.100	SHAPE/WET	1.0000	8,400	38,100
		Total Card Land Units			20,000	SF	Parcel Total Land Area			4.9991					Total Land Value	170,500

Property Location 111 OLD MILL LN
Vision ID 6103
Account #
Map ID 68/ 74/ / /
Bldg # 1
Bldg Name
Sec # 1 of 1
Card # 1 of 1
State Use 421V
Print Date 1/23/2023 9:35:16 AM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	94	Outbuildings
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		
X KITCHEN		
FPL		
FPO		
FPG		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C	Owne	0.0
		B	S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	0
Ext. Comment	0
Trend Factor	1
Condition	
Condition %	100
Percent Good	53
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FN4	FENCE-8' CH	L	600	13.00	1998		30		0.00	2,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

WAPPING RD

Location	WAPPING RD	**Map/Block/Lot/Unit**	128/ / 20/A /
Acct#	200700199	**Owner**	NARRAGANSETT ELECTRIC COMPANY
Assessment	$22,300	**Appraisal**	$22,300
PID	5619	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2020	$0	$22,300	$22,300
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2020	$0	$22,300	$22,300

Owner of Record

Owner	NARRAGANSETT ELECTRIC COMPANY	**Sale Price**	$120,000
Co-Owner		**Certificate**	
Address	PROPERTY TAX DEPT. 40 SYLVAN RD. WALTHAM, MA 02451-2286	**Book & Page**	1005/0093
		Sale Date	08/25/2006
		Instrument	MP

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
NARRAGANSETT ELECTRIC COMPANY	$120,000		1005/0093	MP	08/25/2006
PROVIDENCE GAS COMPANY THE	$11,000		0112/0528	MP	12/31/1974

Building Information

Building 1 : Section 1

Year Built:	
Living Area:	0
Replacement Cost:	$0
Building Percent Good:	

Replacement Cost
Less Depreciation: $0

Building Attributes	
Field	**Description**
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
CON2	
CON1	
Fndtn Cndtn	
Basement	

Building Photo

(https://images.vgsi.com/photos2/MiddletownRIPhotos//default.jpg)

Building Layout

(https://images.vgsi.com/photos2/MiddletownRIPhotos//Sketches/5619_56

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	421V
Description	UTLY/RR MDL-00
Zone	R40
Neighborhood	0060
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	1.19
Frontage	0
Depth	0
Assessed Value	$22,300
Appraised Value	$22,300

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2021	$0	$22,300	$22,300
2020	$0	$22,300	$22,300
2019	$0	$19,600	$19,600

Assessment			
Valuation Year	Improvements	Land	Total
2021	$0	$22,300	$22,300
2020	$0	$22,300	$22,300
2019	$0	$19,600	$19,600

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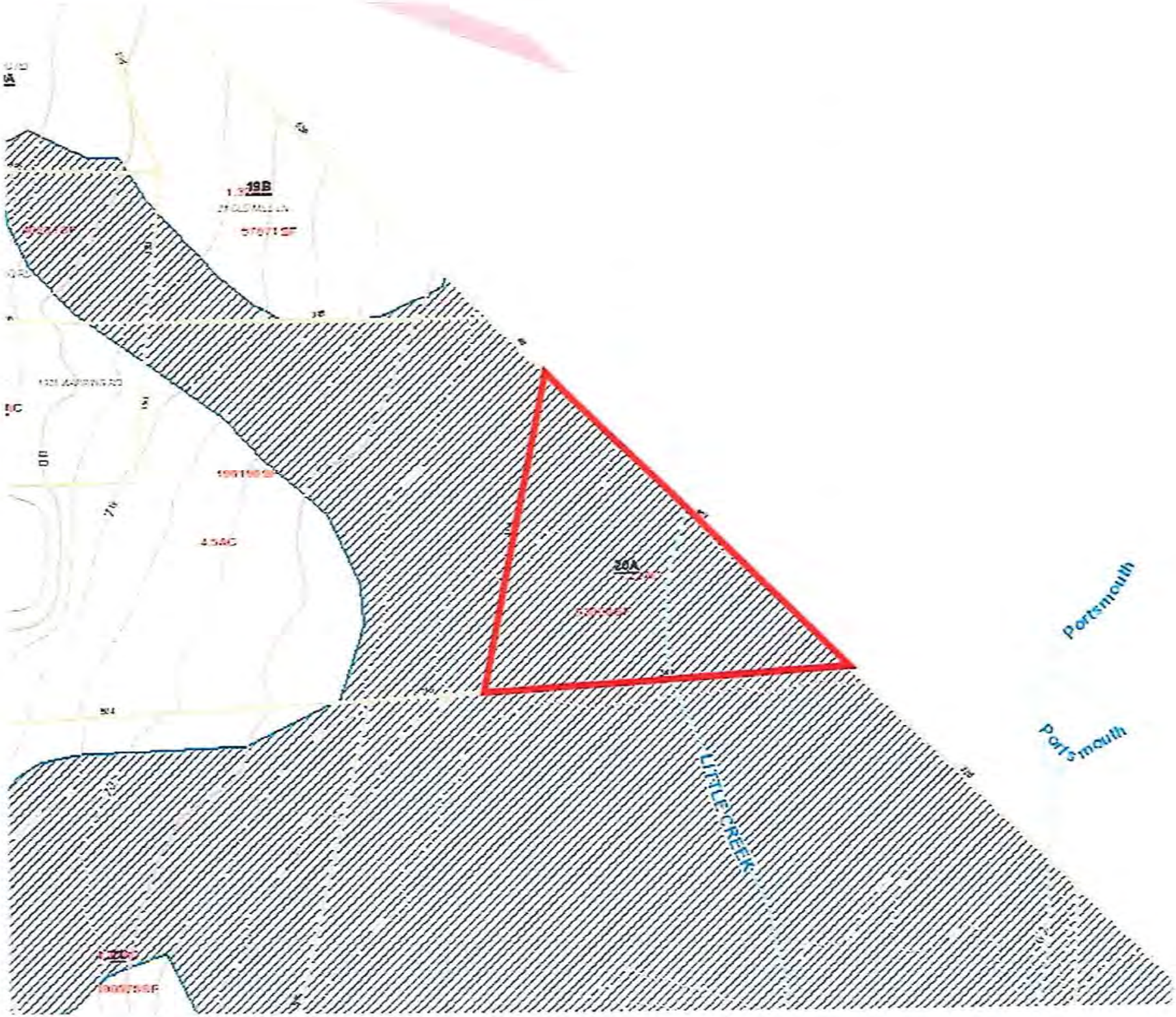
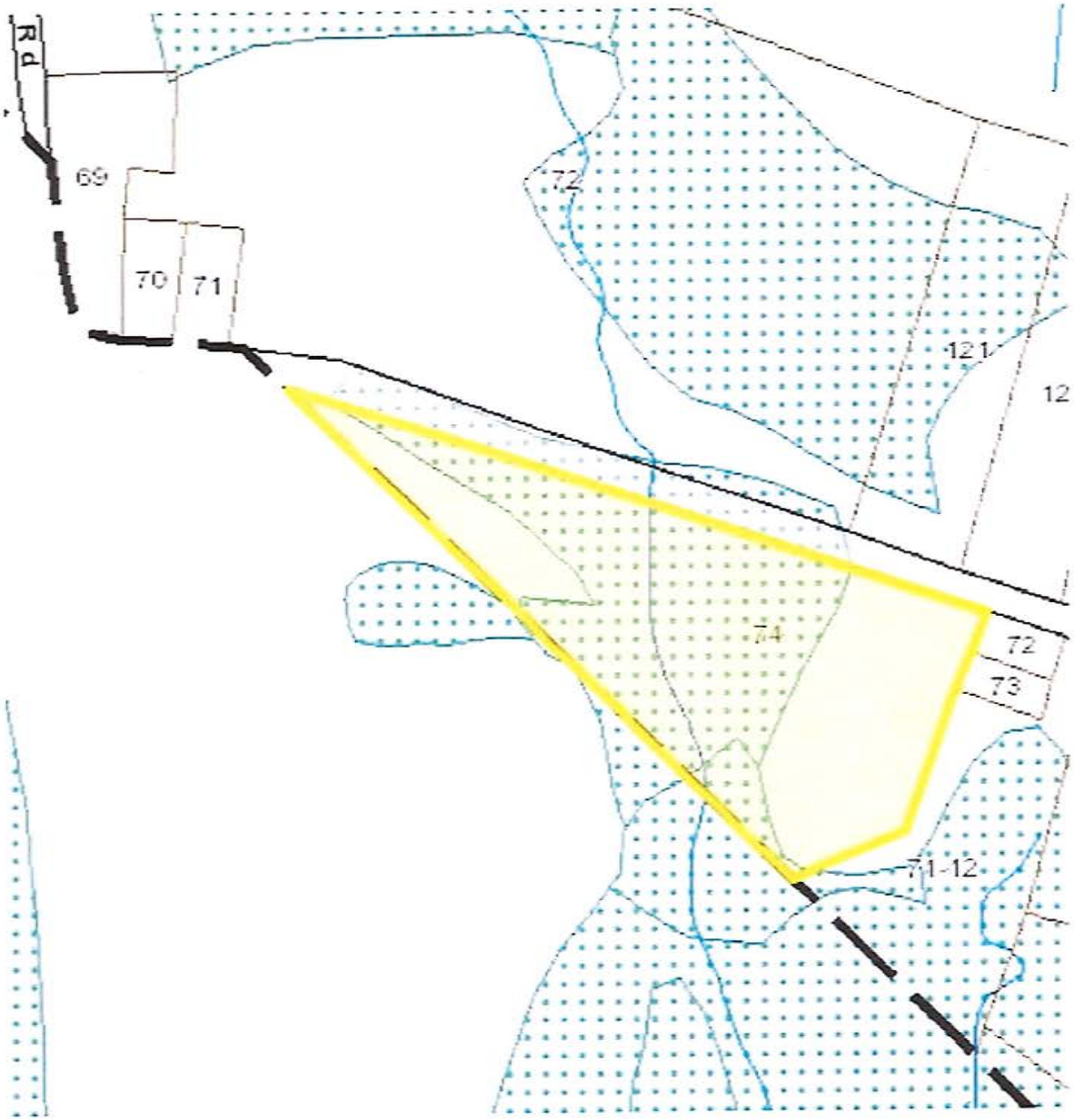

19B
20A
LITTLE CREEK
Portsmouth
Portsmouth


Rd
69
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121
12
74
72
73
71-12

Peter Scotti

From: lawrencerainey@cox.net
Sent: Monday, January 23, 2023 11:17 AM
To: Peter Scotti
Subject: Old Mill Lane
Attachments: scan0003.pdf; scan0004.pdf; scan0005.pdf; scan0006.pdf; scan0009.pdf

Morning Peter,

The ownership on 24 Old Mill Lane Plat 68, Lot 72 is Algonquin Gas Trans Co – Book 43 Page 309 -11/8/1951
No deed noted after that.

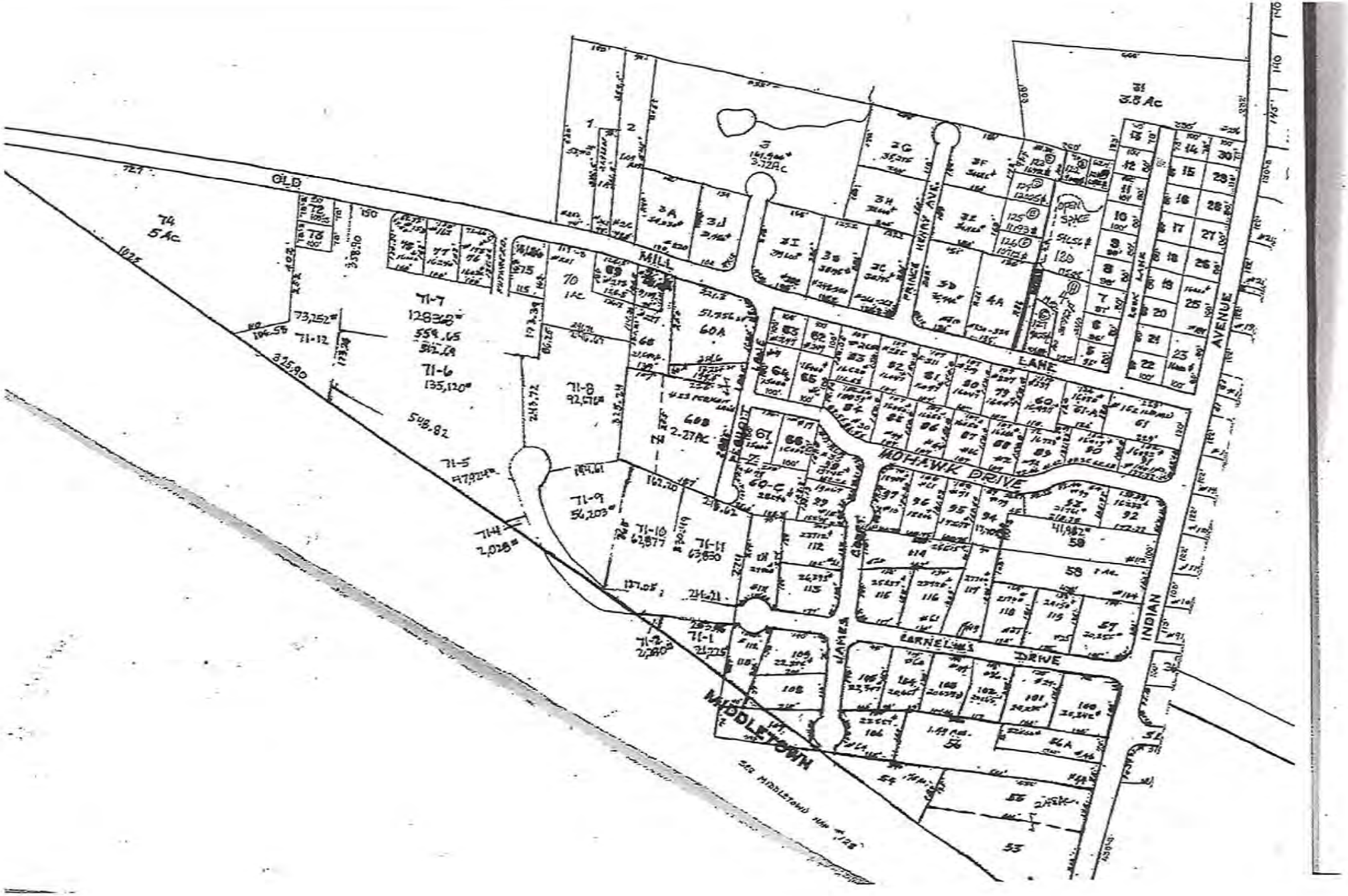
None of the lots have any variances for their use preexist zoning. Their use is Energy Purpose. All lots are legal non-conforming per Town Zoning and Planning

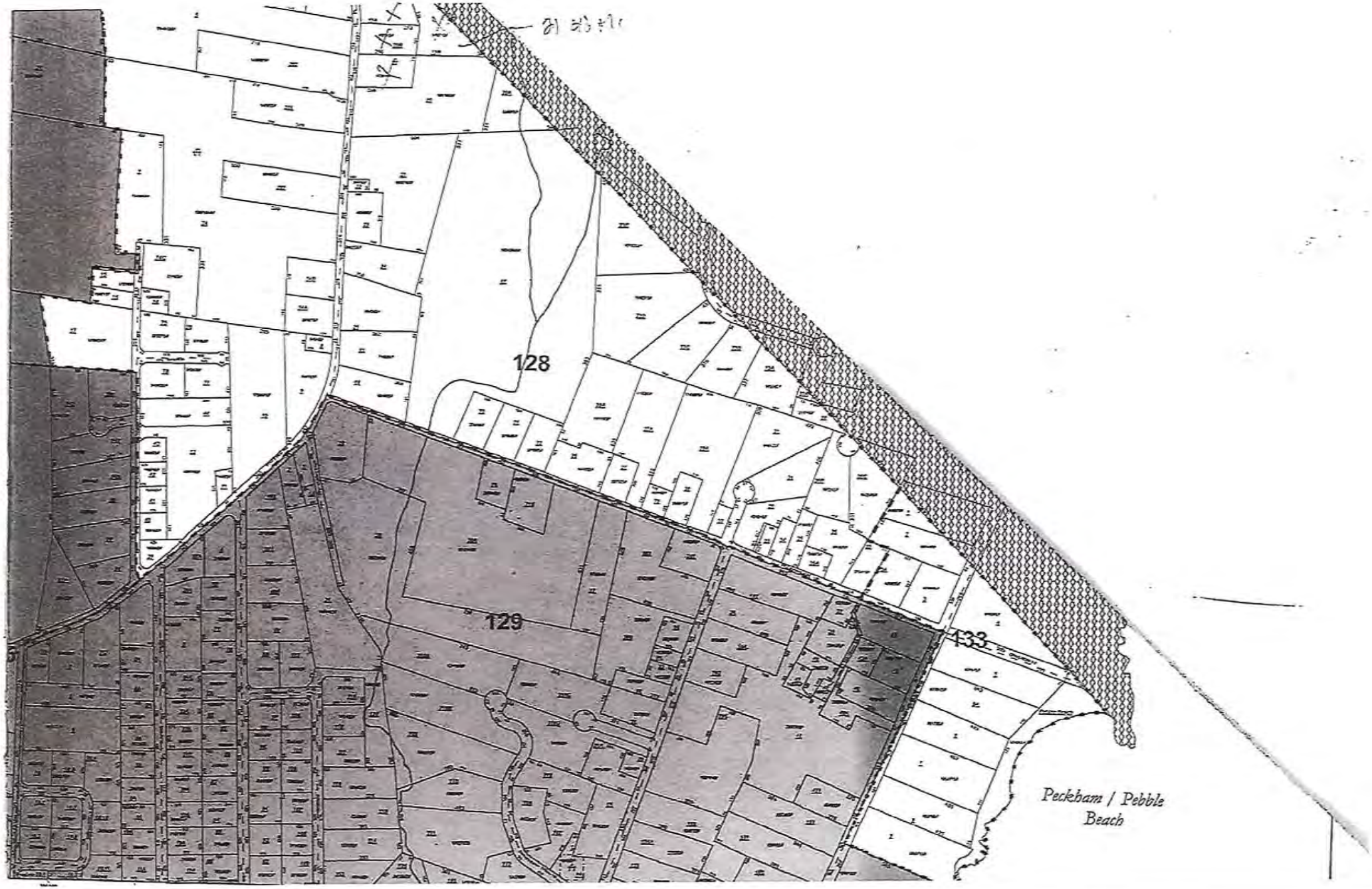
The back of the field card on 24 Old Mill 68-72 has a wrong picture. Per the assessor there is a 476 SF building and a 120 SF shed and a 64 SF shed.

Attached are the field cards. I need to rescan page 1 of 24 old mill

Please confirm receipt.

Larry


OLD
MILL
LANE
PRINCE HENRY AVE.
MOHAWK DRIVE
EARNELL'S DRIVE
INDIAN
AVENUE
MIDDLETOWN
LAMEA
OPEN SPACE
3.8 Ac
5 Ac
70 1Ac
71-7 128360#
71-6 135,120#
71-8 92,570#
71-9 54,203#
71-10 62,877
71-11 63,850
71-12 73,252#
71-5 47,924#
71-4 2,028#
71-2 2,780#
71-1 21,775
60A
60B 2.27Ac
60-C
58 1 Ac.
59
56
53
3 3.72Ac
SEE MIDDLETOWN MAP #128


128
129
133
Peckham / Pebble
Beach