



COLDWELL BANKER
COMMUNITY REALTORS

August 30, 2021

TO: Edward Whitaker
Tara Mason

RE: Professional Opinion - Cell Tower

I am writing this letter in regards to the negative impact that the proposed cell tower will have on Ed Whitaker and Tara Mason's property located on Knott Road in Heath, Massachusetts.

I was asked by Ed and Tara Whitaker for my professional opinion if overlooking a cell tower in line of sight of their view would greatly reduce the salability and market value of their property. Because their property is a beautiful countryside setting with open fields and lovely views of the surrounding hills, this would impact their property. Not only would it create an issue for this property but others who live nearby. If it was problematic in finding a Buyer to purchase property near cell tower, the results could lead to property values dropping by 10-15%.

My professional opinion is based on 28 years of experience specializing in the sale of rural properties near the Heath, Ma area.

Respectfully submitted,

Wanda Mooney, CRS, GRI, SRES
www.WandaMooney.com
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