

Summary Fitchburg Housing Authority Properties for Disposition-See RFP

Properties for Sale:

	<u>Appraised Value</u>
1. 16 Prospect St. Fitchburg, MA	\$200,000
2. 132 Pleasant St. Fitchburg, MA	\$110,000

Property Purchase Options A or B

Buyers can purchase each property utilizing one of two options below:

- A. Sold for \$1.00 each if proposing an affordable housing solution.
- B. Sold to the highest bidder if not providing affordable housing.

Per MGL Option A is the preferred method of disposal of the properties if the buyer/developer meets the criteria set out in this RFP.

Option A Proposal Summary:

- Not optional for "flippers".
- Property must be developed by purchaser and utilized for affordable housing.
- Deed subject to deed restriction to guarantee affordability.
- The FHA *will not* convey property deed until purchaser has secured all financing and is prepared to begin construction, which must begin within one (1) year of award. Purchaser assumes all risks and shall not hold the FHA liable for any costs pertaining to a failed attempt to develop as affordable housing.

Option B Proposal Summary:

- A returnable bid deposit of \$500 is required.
- Sold to the highest priced proposal offered within the RFP deadlines and acceptable to the FHA.
- Property not subject to any restrictions.

FHA Legal Counsel:

Pawlak & Higgins, LLC
 61 Academy Street
 Fitchburg, MA 01420
 Voice: (978) 345-5132
 Facsimile: (888) 443-1877

Properties Sold In AS-IS Condition:

All of the Properties are being sold in "as is" condition. The FHA will not make any repairs or improvements before or after the sale, and makes no warranties or representations of habitability. The selected buyer shall have the opportunity to conduct all inspections reasonably necessary to evaluate the Property prior to the execution of a Purchase and Sales Agreement.

Proposal Schedule:

RFP Schedule (Rolling after Initial)	
Secretary of Commonwealth Central Registry (C.R.) Posting	August 2 nd , 2020
RFP Released & C.R. Publishing	August 12 th , 2020
Initial Proposal Opening Deadline	Wednesday September 16 th , 2020 by 01:00 p.m.
2nd Opening Deadline (if needed)	Wednesday October 14 th 2020 by 01:00 p.m.
3rd Opening Deadline (if needed)	Wednesday November 18 th 2020 by 01:00 p.m.
4th Opening Deadline (if needed)	Wednesday December 16 th 2020 by 01:00 p.m.
5th Opening Deadline (if needed)	Wednesday, January 13 th 2021 by 01:00 p.m.
6th Opening Deadline (if needed)	Wednesday February 10 th , 2021 by 01:00 p.m.
7th Opening Deadline (if needed)	Wednesday March 10 2021 by 01:00 p.m.

Send Proposals To:

PROPOSAL TO PURCHASE REAL ESTATE
 C/O Douglas M. Bushman
 Executive Director & Chief Procurement Officer
 Fitchburg Housing Authority
 50 Day Street, Fitchburg, MA 01420

FHA Point of Contact:

Douglas M. Bushman
 Executive Director & Chief Procurement Officer
 Fitchburg Housing Authority
 978-540-4026
 50 Day Street, Fitchburg, MA 01420
 dbushman@fitchburgha.org

Realtor and for Scheduling Showings Contact:

Foster-Healey Real Estate
 Ernest Vandergriff 978-790-4637 van@foster-healey.com

Governing Statues:

MGL c.121B, sec. 26(p)
 MGL c.30B, sec. 16.

ADVERTISEMENT

REQUEST FOR PROPOSALS

SALE OF RESIDENTIAL PROPERTIES IN FITCHBURG MA

The Fitchburg Housing Authority (FHA) is selling multiple residential properties owned by the FHA and are requesting proposals from interested buyers. Buyers may submit sealed proposals to purchase one or more of these properties - they are not required to purchase them all. Successful buyers will be chosen on a property-by-property basis. As required by state law, the properties can be purchased under the following two (2) options:

- Option A: Property sold for \$1 to the most advantageous proposer who develops the property that will remain affordable in perpetuity.
- Option B: Property sold to highest bidder. (Feasible Option A proposals will be given preference over Option B proposals).

The properties are as follows:

<u>Address:</u>	<u>Appraised Value</u>
1. 16 Prospect St. Fitchburg, MA	\$200,000
2. 132 Pleasant St. Fitchburg, MA	\$110,000

(Please See Attachment 5 for the appraisals which were conducted in 2020)

Property RFP Specifications and information may be obtained online at our website: www.fitchburghousing.org or at the Fitchburg Housing Authority Administrative Offices, 50 Day Street, on Monday through Friday from 9:00 a.m. to 3:00 p.m., by contacting Douglas M. Bushman at 978-540-4026, or by email: dbushman@fitchburgha.org.

Proposals must be submitted using the proposal forms attached to the RFP specifications and a \$500 bid deposit is required for all Option B proposals. All proposals and bid deposits are to be submitted together to the Fitchburg Housing Authority, 50 Day Street, Fitchburg, MA 01420, **by an initial deadline of Wednesday, September 16th, 2020 by 01:00 p.m.** If the FHA does not select a proposal for the purchase of any property from this initial round, we will accept further proposals on a rolling basis per the published schedule after the initial deadline at the same time; that is 01:00 p.m., for each bid submission due date, until a proposal for each property is selected, but not later than seven months from the initial opening deadline. Any proposals received after an opening deadline will be deemed submitted for consideration at the next available opening deadline, unless the FHA selects a proposal for a property, in which case proposals received for a previously selected property after an opening deadline will be returned to the proposer.

The FHA reserve the right to reject any and all proposals, to waive any informalities in the proposals received, and to accept the proposal which it deems most favorable.

Request for Proposals

Sale of Residential Properties in Fitchburg MA

I. Declaration of Real Property Available for Disposition

The Fitchburg Housing Authority the Board of Commissioners has declared that the two FHA owned vacant properties located at 16 Prospect Street and 132 Pleasant Street in the City of Fitchburg as surplus to the needs of the FHA and has authorized a Request for Proposals to sell these two parcels - together or separately - to one or more buyers. The two parcels shall be disposed according to the requirements set forth in this Request for Proposals and the applicable laws and regulations of the Commonwealth of Massachusetts and the Department of Housing & Community Development.

II. General Information & Property Descriptions

Buyers may submit proposals to purchase either one or both of these properties - they are not required to purchase both. Successful buyers will be chosen on a property-by-property basis. The two FHA properties are as follows:

- **16 Prospect St. Fitchburg, MA: DEED:** NWC Registry Book 1199 Page 193
This property was built in 1900, has 5 bedrooms, 3 baths, with 1,884 SF gross living area. The site is 20,400 SF. It is currently in disrepair and will require significant investment for habitation. The appraised value is \$210,000. (See Attachment 5-Apprsial)
- **132 Pleasant St. Fitchburg, MA: DEED:** NWC Registry Book 1136 Page 408
This property was built in 1930, has 7 bedrooms, 4 baths, with 3,158 SF gross living area. The site is 20,629 SF. It is currently in disrepair and will require significant investment for habitation. The appraised value is \$110,000. (See Attachment 5-Apprsial)

PLEASE NOTE: The City of Fitchburg Planning Board Decision: The property at 132 Pleasant Street was previously sold to a third party, on the condition that permanently affordable housing would be developed on the site. The prospective buyer planned to convert this house into a three-family dwelling. On November 12th, 2019, the Fitchburg Planning Board voted to DENY a requested Special Permit for the proposed three-family dwelling (See Exhibit No# 1). The developer then determined that he could not feasibly meet the FHA's condition to develop permanently affordable housing on this site, and the property was returned to the FHA, to be offered for sale again through this RFP.

The Authority intends to convey the same premises conveyed to the Authority by the recorded deeds for the properties listed above.

All of the Properties are being sold in "as is" condition. The FHA will not make any repairs or improvements before or after the sale, and make no warranties or representations of habitability. The selected buyer(s) shall have the opportunity to conduct all inspections reasonably necessary to evaluate the Property prior to the execution of a Purchase and Sales Agreement.

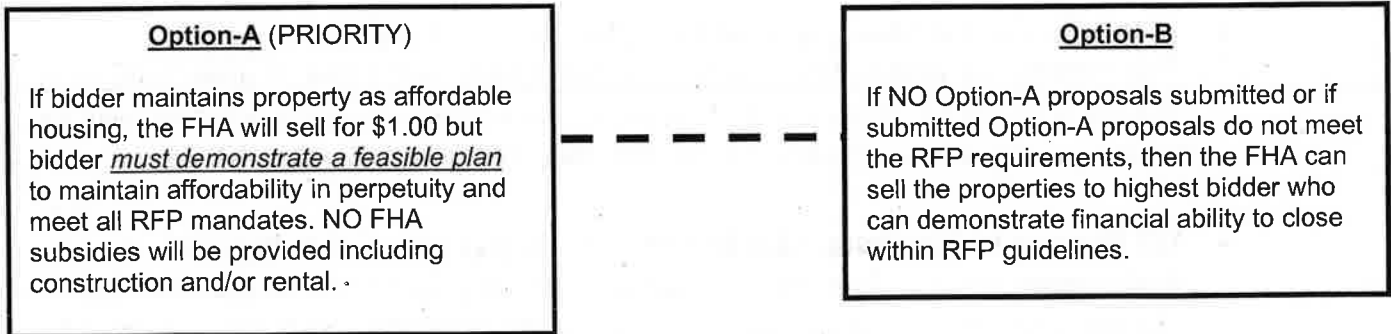
Parties interested in viewing any properties should contact Foster-Healey Real Estate:

- Ernest Vandergriff: 978-790-4637 van@foster-healey.com

The Authority intends to convey the same premises conveyed to the Authority by the recorded deeds for the properties.

III. Submission Requirements & Two Proposal Options (A & B)

Proponents can seek to purchase either or both of the Properties by submitting proposals for individual Properties under either of two options:



1. Option A: Affordable Housing Bid

The FHA will give first priority in the sale of each Property to the strongest feasible plan to preserve the Property as housing affordable in perpetuity to households under 80 per cent of area median income as defined by the Massachusetts Department of Housing and Community Development. A buyer submitting an Option A proposal, if accepted, shall pay only the nominal sum of \$1.00 for each Property that is proposed under Option A.

The FHA will NOT be providing any rental and/or construction subsidizes for any of the two parcels. The FHA will NOT entertain - at any time - with any bidder a discussion regarding the use of FHA funds for renovation and/or on-going rental subsidizes. The FHA wants to divest its interests in the two parcels as soon as legally possible.

All Option A proposals must be accompanied by a not to exceed two (2) page intro letter-narrative description of the plan to meet this affordable housing requirement, in addition the following is also required:

- 1) Detailed Description of the plan, (Not to Exceed Six Pages)
- 2) Level of affordability that will be maintained, and a detailed explanation of how the affordability of the Property will be achieved and maintained,
- 3) Development budget pro forma, including projected development costs and expected development funding sources,
- 4) 20-year projected operating pro forma, showing projected income and expenses,
- 5) Experience of the Proponent and/or its team in the work necessary to implement this plan, including its experience in developing affordable housing, and its financial capacity, and
- 6) Estimated schedule for completion.

A buyer submitting an Option A proposal, if accepted, shall pay only the nominal sum of \$1.00 for each Property that is proposed under Option A.

Bidders must review carefully the requirements of an Option A offer. The two properties are in need of rehabilitation. Purchasing real property for a dollar will reduce costs but the expenses of rehabbing must be contrasted with the legal requirement of maintaining the units at affordable rates. In addition, a deed restriction will be placed on those properties purchased under Option A which will remain in perpetuity.

2. Option B: Highest Price Bid

Option B proposals will be judged by price only, with the award for each Property going to the Proposal with the highest acceptable price only if no acceptable Option A proposal has been received. All Option B proposals must be accompanied by sufficient evidence of the buyer's ability to finance the purchase. The FHA may seek additional information if needed to determine the proponent's ability to finance.

All Option B proposals must to be accompanied by a bid deposit of \$500 in the form of a bank or cashier's check payable to Pawlak & Higgins, LLC, as attorney for the FHA and escrow agent. The requirement of a deposit is waived for Option A proposals.

3. Right to Cancel or Reject Proposals

The FHA may cancel this RFP, or reject in whole or in party any and all proposals, if the FHA determines that cancellation or rejection serves the best interests of the FHA.

4. General Submission Requirements (Submit All Bids in SEALED envelopes)

All Proposals submitted must include the following completed forms:

1. Proposal Form (Attachment 1)
2. Disclosure of Beneficial Interests Form (Attachment 2). If selected as a successful bidder, this form must be filed with the Massachusetts Division of Capital Planning and Operations, as required by M.G.L. c. 7C, section 38, prior to the conveyance.
3. Commonwealth of Massachusetts Statement of Tax Compliance (Attachment 3)
4. Certificate of Non-Collusion (Attachment 4)

The Proposal and bid deposit, if applicable, should be placed in a sealed envelope and addressed as follows:

PROPOSAL TO PURCHASE REAL ESTATE

C/O Douglas M. Bushman Executive Director & Chief Procurement Officer
Fitchburg Housing Authority 50 Day Street, Fitchburg, MA 01420

5. Clarifications, Questions, Withdrawal & Cancellation of Proposals

(a) Oral statements, representations, clarifications or modifications concerning this RFP are not binding upon the FHA. Questions concerning this request for proposals must be submitted, in writing, to Douglas M. Bushman, Executive Director & CPO.

(b) Questions may be delivered, mailed, emailed to dbushman@fitchburgha.org or faxed to 978-343-7025. All questions received from interested parties and responses will be incorporated into an addendum.

(c) Proposers may correct, modify, or withdraw a proposal by written notice received by the FHA *prior to the time and date set for the proposal opening*. After the proposal opening, proposers may not change any provision of the proposal in a manner prejudicial to the interests of the FHA or fair competition.

(d) Minor informalities will be waived or the proposer will be allowed to correct them. If a mistake and the intended proposal are clearly evident on the face of the proposal document, the mistake will be corrected to reflect the intended correct proposal, and the proposer will be notified in writing; the proposer may not withdraw the proposal. Proposers may withdraw a proposal if a mistake is clearly evident on the face of the proposal document, but the intended correct proposal is not similarly evident.

IV. Rolling Proposal Deadlines

Proposals will be received and evaluated on a rolling basis as described in this RFP until the FHA has accepted a proposal for the purchase of each property. Proposals will be received until the initial opening deadline of 01:00 p.m. on Wednesday, September 16th, 2020 at which time they will be publicly opened and made available for public review at the Fitchburg Housing Authority’s office (address shown above).

If the FHA does not select a proposal for the purchase of any one of the properties from this initial round, it will accept further proposals on a rolling basis after the initial deadline until a proposal for the purchase of each property is selected, but not later than seven months from the initial opening deadline. Below is the schedule for the rolling proposals and their deadlines

RFP Schedule (Rolling after Initial)	
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6th Opening Deadline (if needed)	Wednesday February 10 th , 2021 by 01:00 p.m.
7th Opening Deadline (if needed)	Wednesday March 10 2021 by 01:00 p.m.

1. Offers from Previous Bid Openings Valid for Later Bid Openings

Any proposals received after an opening deadline will be deemed submitted for consideration at the next available opening deadline, unless: (1) the FHA selects a proposal for the purchase of the property, in which case proposals received for a previously selected property after an opening deadline will be deemed non-responsive and returned to the proposer (2) the Bidder clearly indicates that the bid submitted is only for the next scheduled bid opening.

2. Emergency Closing of FHA Offices

If, at the time of the scheduled proposal opening, the FHA administrative offices located at 50 Day Street Fitchburg is closed due to uncontrolled events such as fire, snow, ice, wind, building evacuation, declared state of emergency, pandemic or any other reason, then the proposal opening will be postponed until 1:00 P.M. on the following Monday or first day of business for that week.

V. Evaluation Criteria

Proposals submitted under Option A will be evaluated pursuant to the following comparative criteria. Proposals submitted under Option B will be evaluated by price.

Developer Capacity	Unacceptable	Advantageous	Highly Advantageous
Demonstrated experience in and capability for designing, permitting, developing, financing and managing similar affordable residential projects.	Development team members have had little or no experience in and capability for designing, permitting, developing, financing and managing affordable residential projects of similar scope	Development team members have demonstrated significant and substantial experience in and capability for designing, permitting, developing, financing and managing an affordable residential project of similar scope in the past five years.	Development team members have demonstrated significant and substantial experience in and capability for designing, permitting, developing, financing and managing more than one affordable residential project of similar scope in the past five years.
Project Feasibility	Unacceptable	Advantageous	Highly Advantageous
Proposed project has a feasible plan for development of permanently affordable housing of this scale, including a reasonable development budget, operating budget, schedule, and plan to obtain all necessary local permits and approvals.	Proposal does not demonstrate an understanding of development planning, costs, operating budget and schedule for an affordable housing project of this scope.	Proposal contains a realistic development plan, development and operating budgets, and schedule for an affordable housing project of this scope and evidence of a reasonable likelihood of success in securing necessary financing and other sources of funding.	Proposal contains a realistic development plan, development and operating budgets and schedule for an affordable housing project of this scope, and evidence of a high degree of success in securing necessary financing and other sources of funding.

VI. Review & Selection Process

The awarding authorities for the sale of these properties is the Board of Commissioners of the FHA. Proposers are to submit separate proposals for each property. The FHA reserves the right to award properties individually to multiple proposers. Each proposal will be evaluated equally on completeness and responsiveness to this RFP.

The FHA shall first consider any Option A Proposals that meet the goals of this RFP to preserve the use of the Property as affordable housing in perpetuity. The FHA may seek additional information from such proponents if needed to assess the feasibility of the Proposal. The FHA will give first priority in the selection process to the strongest feasible plan to preserve the Property as affordable housing in perpetuity, under Option A on the attached Proposal Form. These Option A Proposals will be evaluated under the above-stated Evaluation Criteria. If an acceptable Option A Proposal is received, the Board will award to the Proponent a time-limited option to purchase the Property for the cost of \$1.00, subject to reasonable legal contractual obligations to ensure the proposed affordable housing plan is achieved and maintained. Once the successful Proponent has received bids for any needed construction work at the Property, and has secured all necessary permits and all financing needed to fund its affordable housing plan, the Authority will convey the Property to the Proponent by deed, subject to a deed restriction to guarantee affordability in perpetuity.

If no such feasible Proposals are received under Option A, the FHA will next consider the highest price offered by proponents under Option B on the Proposal Form, and will award the Property to the proponent with the highest acceptable price. The selected buyer will execute a Purchase and Sales Agreement with the FHA, and an additional deposit not to exceed 5% of the purchase price will be required from the buyer seeking to purchase under Option B, which shall be held by the escrow agent in accordance with normal & customary real estate practice. Should the buyer fail to complete the purchase of the Property on the agreed upon date, in accordance with the terms of the said Purchase and Sales Agreement, all deposit money shall be forfeited to the FHA as liquidated damages. Notwithstanding any extension provisions contained in the Purchase and Sale Agreements, all sales must take place on or before six (6) months after the date of execution of said Purchase and Sale Agreement.

Any award must also be approved by the Massachusetts Department of Housing and Community Development (DHCD), the FHA's funding agency. The FHA reserves the right to reject any and all bids if it is in the public's best interest to do so.

Exhibit No# 01

City of Fitchburg Planning Board Decision: On November 12th, 2019, the Fitchburg Planning Board voted to DENY a requested Special Permit for a proposed three-family dwelling unit at 132 Pleasant Street.



PLANNING BOARD

166 BOULDER DRIVE
FITCHBURG, MASSACHUSETTS 01420

(978) 829-1891
PHONE
(978) 829-1965
FAX

Findings and Decision (Denial)

Special Permit #2019 - 20 & Site Plan Approval

2019 NOV 26 AM 11:19
FITCHBURG CITY CLERK

Proposed Use: Conversion to a Three-family dwelling
Applicant: Josh & Susan Shaine
 7 North End Rd.
 Townsend, Massachusetts 01469
Property owner: Fitchburg Housing Authority
 50 Day St.
 Fitchburg, Massachusetts 01420
Location: 132 Pleasant St.
 (Assessor's Map 30-22-0)
 (Deed Book 1135, p. 408)
Zoning District: Residence B (RB)
Relief Sought: Special Permit under Sections 181.313(a)(3), 181.513 (parking relief) &
 Site Plan Approval under Sec. 181.94
Public Hearing: September 10 & November 12, 2019
Members Present: Caron, Capodagli, Fontaine, Hurley, O'Kane, Koeck (6)
Vote: 6-0 to DENY Special Permit & Site Plan

Materials submitted:

- "Certified Plot Plan, 132 Prospect Street, Fitchburg, Mass." prepared by David E. Ross Associates, Inc. rev. 8/13/2019.

PROJECT INFORMATION

Applicants proposed to convert a former group home owned by the Fitchburg Housing Authority into a 3-unit building (one 4-BR, one 3-BR & one 1-BR). There are 15 rooms & 5 bathrooms in the building. Parking spaces for 5-6 cars were proposed to the rear of the dwelling, but which would require a waiver of the Ordinance's parking dimension standards.

Special Permit Criteria

As required by the Special Permit criteria section of the Zoning Ordinance (Section 181.932), in order to grant a Special Permit, the Planning Board must make a written determination that the proposal's " ...benefit to the city and the neighborhood outweigh the adverse effects of the proposed use."

Also, Section 181.932 of the Zoning Ordinance states that the Special Permit Granting Authority shall take into consideration the following:

- Social, economic, or community needs which are served by the proposal;
- Traffic flow and safety, including parking and loading;
- Adequacy of utilities and other public services;
- Neighborhood character and social structures;
- Impacts on the natural environment, including drainage; and
- Potential fiscal impact, including impact on city services, tax base, and employment.

U. O'HARA, COMMUNITY DEV. DEPT
Pick. UP

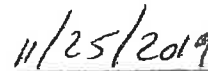
DECISION

On November 12, 2019 the Fitchburg Planning Board voted 6-0 (Board consists of 7 members) to **DENY** the requested Special Permit under Sections 181.313(a)(3) & Site Plan Approval under Sec. 181.94 for the following reasons:

- The proposed Three-Family Dwelling has a negative effect on the neighborhood character of Pleasant St. since it adds density to an already dense residential area.
- The proposed number and layout of parking spaces on a very tight lot would be unwieldy and there is a concern that residents of this dwelling would end up parking on an already crowded and narrow Pleasant St.
- The Board determined that the Special Permit criteria have not been met, and that the benefit to the City does not outweigh the adverse impact of the proposed use.



Paula Caron, Chair
Fitchburg Planning Board

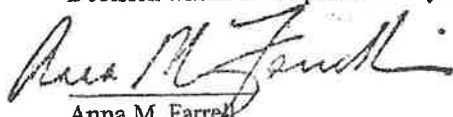


Date

Note: No Special Permit or any modification, extension or renewal thereof shall take effect until a copy of the decision has been recorded in the Northern Worcester County Registry of Deeds. Such decision shall bear the certification of the City Clerk that twenty (20) days has elapsed after the decision has been filed in the office of the City Clerk and no appeal has been filed or that, if such an appeal has been filed, it has been dismissed or denied.

Failure to comply with the special permit conditions, or failure to otherwise remain in compliance with future requirements applicable to this permit are subject to penalties under 181.913 of the Fitchburg Zoning Ordinance.¹ In addition, said failure shall be cause to recall the special permit and require a new public hearing which may result in the imposition of additional conditions or the rescission of this special permit.

I hereby certify that no appeal has been filed on this Decision within the required 20-day appeal period.



Anna M. Farrell
City Clerk

ATTEST NO. WORC. REGISTRY OF DEEDS
KATHLEEN REYNOLDS DAIGNEAULT, REGISTER

¹ According to Zoning Code of the City of Fitchburg under 181.913 Penalties: The penalty for violation of any provision of this ordinance, of any of the conditions under which a permit is issued, or of any decision rendered by the Board of Appeals, any special permit granting authority, or the site plan approval board shall be three hundred dollars (\$300) for each offense. Each day that each violation continues shall constitute a separate offense.

RFP ATTACHMENTS

Attachment 1: Proposal Form

Attachment 2: Massachusetts Disclosure Statement

Attachment 3: Massachusetts Statement of Tax Compliance

Attachment 4: Certificate of Non-Collusion

Attachment 5: Property Appraisals

ATTACHMENT 1

PROPOSAL FORM

The undersigned Buyer proposes to purchase from the Fitchburg Housing Authority (the "Authority") the Property located at _____, (address) Massachusetts (the "Property") in accordance with the option selected below (please select either Option A or Option B):

- OPTION A:** The Buyer proposes to purchase the Property for the price of \$1.00 and to provide housing on the site that is affordable in perpetuity to households under 80 percent of area median income as defined by the Massachusetts Department of Housing and Community Development, and in compliance with the requirements of the Request for Proposals. No deposit is required. The Buyer has attached a description of his/her plan to meet this affordable housing requirement, including a narrative description of the plan, including how the housing will be made affordable, an estimated schedule, and an estimated budget, including expected funding sources, if known.

- OPTION B:** The Buyer proposes to purchase the Property for the price of _____. The Buyer does not pledge to maintain affordable housing at the Property in perpetuity. The Buyer has enclosed with its proposal a bid deposit of \$500 in the form of a bank or cashier's check payable to Pawlak & Higgins, LLC as escrow agent.

The Buyer certifies that: he/she has read the Authority's Request for Proposals for the sale of this Property, and that the Buyer understands that said purchase is subject to the approval of the Massachusetts Department of Housing and Community Development (DHCD).

BUYER(*)

Name: _____

Address: _____

Telephone: _____

Date _____ EMAIL: _____

Signature _____

(*) Where title to the property is held in the name of a trust or corporation, the appropriate certificate of authorization to submit this Proposal (trustee's certificate or certificate of vote) must be attached. Where the title is held in the name of more than one individual, all owners of record must sign.

ATTACHMENT 2

DISCLOSURE STATEMENT FOR TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)

INSTRUCTION SHEET

NOTE: The Division of Capital Asset Management and Maintenance (DCAMM) shall have no responsibility for insuring that the Disclosure Statement has been properly completed as required by law. Acceptance by DCAMM of a Disclosure Statement for filing does not constitute DCAMM's approval of this Disclosure Statement or the information contained therein. Please carefully read M.G.L. c. 7C, s. 38 which is reprinted in Section 8 of this Disclosure Statement.

Section (1): Identify the real property, including its street address, and city or town. If there is no street address then identify the property in some other manner such as the nearest cross street and its tax assessors' parcel number.

Section (2): Identify the type of transaction to which this Disclosure Statement pertains --such as a sale, purchase, lease, etc.

Section (3): Insert the exact legal name of the Public Agency participating in this Transaction with the Disclosing Party. The Public Agency may be a Department of the Commonwealth of Massachusetts, or some other public entity. Please do not abbreviate.

Section (4): Insert the exact legal name of the Disclosing Party. Indicate whether the Disclosing Party is an individual, tenants in common, tenants by the entirety, corporation, general partnership, limited partnership, LLC, or other entity. If the Disclosing Party is the trustees of a trust then identify the trustees by name, indicate that they are trustees, and add the name of the trust.

Section (5): Indicate the role of the Disclosing Party in the transaction by checking one of the blanks. If the Disclosing Party's role in the transaction is not covered by one of the listed roles then describe the role in words.

Section (6): List the names and addresses of **every** legal entity and **every** natural person that has or will have a **direct or indirect** beneficial interest in the real property. The only exceptions are those stated in the first paragraph of the statute that is reprinted in Section 8 of this Disclosure Statement. If the Disclosing Party is another public entity such as a city or town, insert "inhabitants of the (name of public entity)." If the Disclosing Party is a non-profit with no individual persons having any beneficial interest then indicate the purpose or type of the non-profit entity. If additional space is needed, please attach a separate sheet and incorporate it by reference into Section 6.

Section (7): Write "none" in the blank if none of the persons mentioned in Section 6 is employed by DCAMM. Otherwise list any parties disclosed in Section 6 that are employees of DCAMM.

Section (8): The individual signing this statement on behalf of the Disclosing Party acknowledges that he/she has read the included provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts.

Section (9): Make sure that this Disclosure Statement is signed by the correct person. If the Disclosing Party is a corporation, please make sure that this Disclosure Statement is signed by a duly authorized officer of the corporation as required by the statute reprinted in Section 8 of this Disclosure Statement.

This completed and signed Disclosure Statement should be mailed or otherwise delivered to:

Deputy Commissioner for Real Estate
Division of Capital Asset Management and Maintenance
One Ashburton Place, 15th Floor, Boston, MA 02108

DISCLOSURE STATEMENT

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

- (1) REAL PROPERTY:
- (2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT:
- (3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:
- (4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY (IF NOT AN INDIVIDUAL):
- (5) ROLE OF DISCLOSING PARTY (Check appropriate role):

<input type="checkbox"/> Lessor/Landlord	<input type="checkbox"/> Lessee/Tenant
<input type="checkbox"/> Seller/Grantor	<input type="checkbox"/> Buyer/Grantee
<input type="checkbox"/> Other (Please describe): _____	

(6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

<u>NAME</u>	<u>RESIDENCE</u>
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- (7) None of the above- named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (insert "none" if none):
- (8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

- (9) This Disclosure Statement is hereby signed under penalties of perjury.

PRINT NAME OF DISCLOSING PARTY (from Section 4, above)

AUTHORIZED SIGNATURE of DISCLOSING PARTY

DATE (MM / DD / YYYY)

PRINT NAME & TITLE of AUTHORIZED SIGNER

ATTACHMENT 3

**COMMONWEALTH OF MASSACHUSETTS
STATEMENT OF TAX COMPLIANCE**

Pursuant to Massachusetts General Laws, Chapter 62C, Section 49A, I certify

under the penalties of perjury that _____ has fully

Name of Entity

complied with all laws of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

Company Name: _____

Address: _____

Name & Title of Signatory: _____

Date: _____

Federal Tax ID or Social Security Number: _____

ATTACHMENT 4

CERTIFICATE OF NON-COLLUSION

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

Name of Business

Signature of Individual/Corporate Name

Signature of individual submitting bid or proposal

Social Security Number or Federal Identification Number

Attachment 5

Property Appraisals

16 Prospect Street

Appraised Value: \$200,000.00



APPRAISAL OF REAL PROPERTY

LOCATED AT:

16 Prospect St
Book 1199 Page 193
Fitchburg, MA 01420

FOR:

Fitchburg Housing Authority
50 Day St.
Fitchburg, MA 01420

AS OF:

06/15/2020

BY:

Rudolph J Baldarelli Jr.

SUMMARY OF SALIENT FEATURES

Subject Address	16 Prospect St
Legal Description	Book 1199 Page 193
City	Fitchburg
County	Worcester
State	MA
Zip Code	01420
Census Tract	7108.00
Map Reference	49340
Sale Price	\$
Date of Sale	
Owner	Fitchburg Housing Authority
Client	Fitchburg Housing Authority
Size (Square Feet)	4,503
Price per Square Foot	\$
Location	Average
Age	120
Condition	Below average
Total Rooms	12
Bedrooms	8
Baths	4
Appraiser	Rudolph J Baldarelli Jr.
Date of Appraised Value	06/15/2020
Final Estimate of Value	\$ 200,000

File No.: 33227

Property Address: 16 Prospect St		City: Fitchburg		State: MA		Zip Code: 01420	
County: Worcester		Legal Description: Book 1199 Page 193		Tax Year: 2020		R.E. Taxes: \$ 7,882	
Assessor's Parcel #: Map 18 Parcel 80		Current Owner of Record: Fitchburg Housing Authority		Occupant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing		Special Assessments: \$ 0	
Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)		Map Reference: 49340		HQA: \$ 0		Census Tract: 7108.00	
Market Area Name: None		The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)		This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective		Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)	
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)		Intended Use: The intended use of this report is for marketing.		Intended User(s) (by name or type): Fitchburg Housing Authority		Client: Fitchburg Housing Authority	
Appraiser: Rudolph J Baldarelli Jr.		Address: 770 North Main St, Leominster, MA 01453		Address: 50 Day St., Fitchburg, MA 01420		Address: 50 Day St., Fitchburg, MA 01420	
Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural		Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		Predominant Occupancy: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)		One-Unit Housing: <input type="checkbox"/> One-Unit 60% <input checked="" type="checkbox"/> 2-4 Unit 35% <input type="checkbox"/> Multi-Unit 5%	
Change in Land Use: <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely <input type="checkbox"/> In Process		PRICE \$/1000: 140 Low 35 High 225 Pred 100		AGE (yrs): 450 High 225 Low 100		Comm'l: 5%	
<p>Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The neighborhood is bound by Flat Rock Road to the north, Main Street to the south, Bond Street to the west and Mechanic Street to the east. The neighborhood is comprised of a mix of single families and 2-4 families. Many of the single families in the immediate areas are large victorian style of above average quality. Commercial activity in the area is along Main Street and consists of retail, food services and office space. No adverse conditions were noted.</p> <p>Property values increased through the spring and summer of 2018, stabilized at the end of the summer and remained stable through the winter of 2017/2018. Values increased again through the spring and summer of 2019 and stabilized during the summer of 2019.</p>							
Dimensions: See deed and map attached		Site Area: 20,400 sf		Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/>		Topography: Declines front to rear	
Zoning Classification: Residential B		Description: 10,000sf min w/sewer, 80 ft min frontage		Zoning Compliance: <input type="checkbox"/> Legal <input checked="" type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning		Size: Above average	
Utilities: Public <input checked="" type="checkbox"/> Other <input type="checkbox"/>		Off-site Improvements: Street Paved <input checked="" type="checkbox"/> Curb/Gutter Granite <input checked="" type="checkbox"/> Sidewalk None <input type="checkbox"/> Street Lights Yes <input type="checkbox"/> Alley None <input type="checkbox"/>		Public <input checked="" type="checkbox"/> Private <input type="checkbox"/>		Shape: Irregular	
Electricity <input checked="" type="checkbox"/>		Gas <input checked="" type="checkbox"/>		Water <input checked="" type="checkbox"/>		Drainage: Appears adequate	
Sanitary Sewer <input checked="" type="checkbox"/>		Storm Sewer <input type="checkbox"/>		FEMA Spec'l Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		View: Average	
FEMA Flood Zone: C		FEMA Map #: 2503040008C		FEMA Map Date: 9/18/1991		Landscaping: Overgrown	
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)		Actual Use as of Effective Date: Single family		Use as appraised in this report: Single family		Summary of Highest & Best Use: The subject property is currently a legally permissible use according to current zoning. The lot size, shape and land to building ratio allow the present structure. Based on current market conditions, the existing structure is financially feasible and most productive use. The Highest and Best use as if vacant would be to construct a single family home.	
<p>Site Comments: The site is non-conforming due to minimum frontage requirements but is legal due to being grandfathered. The dwelling can be rebuilt on its current footprint if destroyed. The site is above average in size for the area and landscaping is overgrown. The driveway is paved. This report assumes that the subject has access to the driveway and garage in the rear of the dwelling. Water and sewer are public.</p>							
General Description: # of Units 1 <input type="checkbox"/> Acc.Unit		Exterior Description: Foundation Fieldstone		Foundation: Slab None		Basement: Area Sq. Ft. 2,042	
# of Stories 3		Exterior Walls Wood		Crawl Space None		% Finished 0	
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>		Roof Surface Asphalt		Basement Full		Ceiling Joist	
Design (Style) Colonial		Gutters & Dwnspnts. None		Sump Pump <input type="checkbox"/>		Walls Fieldstone	
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.		Window Type Vinyl Dh		Dampness <input type="checkbox"/>		Floor Concrete	
Actual Age (Yrs.) 120		Storm/Screens Some		Settlement None adverse		Outside Entry Walkout	
Effective Age (Yrs.) 30		Appliances: Refrigerator <input type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Fan/Hood <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Finished <input type="checkbox"/>		Attic: <input type="checkbox"/> None <input checked="" type="checkbox"/> Stairs <input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Scuttle <input type="checkbox"/> Floor <input checked="" type="checkbox"/> Heated <input checked="" type="checkbox"/> Pool <input checked="" type="checkbox"/>		Amenities: Fireplace(s) # 2	
Interior Description: Floors Carp/Hwd/Vini/Fair		Walls Plaster/Fair		Trim/Finish Wood/Fair		Bath Floor Vinyl/Fair	
Bath Wainscot Tile/Vin/Ave		Doors Wood/Metal/Ave		Car Storage: <input type="checkbox"/> None		Garage: # of cars (10 Tot.)	
Finished area above grade contains: 12 Rooms 8 Bedrooms 4 Bath(s)		Additional features: Additional features: 2 fireplaces, deck and 4 car detached garage.		4,503 Square Feet of Gross Living Area Above Grade		Attach. 4	
Describe the condition of the property (including physical, functional and external obsolescence): Kitchen fixtures and some bathroom fixtures updated within 20 years. Floor and wall coverings feature above normal wear and tear. Wood decay and peeling paint noted in numerous areas of the exterior siding and trim. All utilities were off at the time of the inspection. It is assumed that some repairs would be needed to get all utilities functional. The subject's overall condition is below average. Overall quality of construction is good.						Detach. 6	
						Carport 6	
						Driveway 6	
						Surface Paved	



File No.: 33227

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): **Registry of deeds**

1st Prior Subject Sale/Transfer
Date: **03/31/1978**
Price: **\$48,000**

Source(s): **Registry of deeds**

2nd Prior Subject Sale/Transfer
Date:
Price:

Source(s):

Analysis of Sale/Transfer History: **No sales or transfers noted for the subject within 3 years. No additional sales or transfers noted for the comparables within 1 year.**

The Sales Comparison Approach was not developed for this appraisal.

SALES COMPARISON APPROACH TO VALUE (if developed)		COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
FEATURE	SUBJECT						
Address	16 Prospect St Fitchburg, MA 01420	30 Prospect St Fitchburg, MA 01420		106 Mount Vernon St Fitchburg, MA 01420		16 Hartwell St Fitchburg, MA 01420	
Proximity to Subject		0.05 miles N		0.45 miles E		0.38 miles SE	
Sale Price	\$	\$ 360,000		\$ 280,000		\$ 260,000	
Sale Price/GLA	\$ /sq.ft.	\$ 84.95 /sq.ft.		\$ 62.08 /sq.ft.		\$ 67.55 /sq.ft.	
Data Source(s)	Inspection	MLS# 72228039; DOM 406		MLS# 72358744; DOM 138		MLS# 72503708; DOM 39	
Verification Source(s)	Assessors	Assessors		Assessors, Appraisal file		Assessors	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Sales or Financing Concessions		ArmLth Conv;6000	-6,000	ArmLth Conv;0		ArmLth Conv; 5000 cc	-5,000
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee simple	
Date of Sale/Time	NA	03/29/2019		02/01/2019	-15,000	08/30/2019	
Location	Average	Average		Superior	-15,000	Average	
Site	20,400 sf	21,797 sf	-10,000	1.44 ac	-25,000	3,498 sf	
View	Average	Average		Average		Average	
Design (Style)	Colonial	Victorian		Colonial		Colonial	
Quality of Construction	Good	Superior	-40,000	Good		Good	
Actual Age	120	130		99		120	
Condition	Below average	Good	-120,000	Fair/Average	-40,000	Average	-80,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	12 8 4	10 5 3	+5,000	10 6 2.5	+7,500	9 4 2.5	+7,500
Gross Living Area	4,503 sq.ft.	4,238 sq.ft.	+5,300	4,510 sq.ft.	-140	3,849 sq.ft.	+13,080
Basement & Finished Rooms Below Grade	Full None	Full None		Full None		Full None	
Functional Utility	Typical	Typical		Typical		Typical	
Heating/Cooling	Steam/None	FWA/None		Steam/None		Typical	
Energy Efficient Items	Typical	Typical		Typical		Typical	
Garage/Carport	4 car detached	2 car detached		Barn	-5,000	None	+10,000
Porch/Patio/Deck	Deck	Porch		3 Porches		Porch & deck	-2,000
Fireplaces	2 fireplaces	8 fireplaces		2 fireplaces		None	+3,000
Other	None	None		None		None	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-165,700	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-77,640	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-53,420
Adjusted Sale Price of Comparables		Net 46.0 % Gross 51.8 %	\$ 194,300	Net 27.7 % Gross 33.1 %	\$ 202,360	Net 20.5 % Gross 46.4 %	\$ 205,580

Summary of Sales Comparison Approach: **After a complete and thorough search for comparables the best available comparables were utilized and after adjustments are a good indication of value. All comparables were adjusted for superior condition. Condition adjustments reflect market reaction to the subject's needed updates and deferred maintenance including wood decay on exterior dated bathrooms and above normal wear and tear to the floor and wall coverings. Comparable #2 was adjusted \$15,000 for superior location. Site adjustments reflect the subject having minimal frontage on Prospect Street and no driveway on Prospect Street. Size/room adjustments were made at \$20 per square foot, \$5,000 per full bath and \$2,500 per half bath. Other adjustments were made at market reaction to differences.**

Indicated Value by Sales Comparison Approach \$ **200,000**



ADDITIONAL COMPARABLE SALES

File No. 33227

FEATURE	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Address	16 Prospect St Fitchburg, MA 01420	34 Atlantic Ave Fitchburg, MA 01420		
Proximity to Subject		1.20 miles SE		
Sale Price	\$	\$ 349,900	\$	\$
Sale Price/GLA	\$ /sq.ft.	\$ 96.60 /sq.ft.	\$ /sq.ft.	\$ /sq.ft.
Data Source(s)	Inspection	MLS# 72657002		
Verification Source(s)	Assessors	Assessors, Appraisal file		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-) \$ Adjust.	DESCRIPTION +(-) \$ Adjust.	DESCRIPTION +(-) \$ Adjust.
Sales or Financing Concessions		Listing		
Rights Appraised	Fee Simple	Fee simple		
Date of Sale/Time	NA	Pending sale		
Location	Average	Average		
Site	20,400 sf	12,632 sf		
View	Average	Average		
Design (Style)	Colonial	Colonial		
Quality of Construction	Good	Superior	-40,000	
Actual Age	120	140		
Condition	Below average	Good	-120,000	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths
Room Count	12 8 4	13 7 2.5	+7,500	
Gross Living Area	4,503 sq.ft.	3,622 sq.ft.	+17,520	
Basement & Finished Rooms Below Grade	Full None	Full None		
Functional Utility	Typical	Typical		
Heating/Cooling	Steam/None	Steam/None		
Energy Efficient Items	Typical	Typical		
Garage/Carport	4 car detached	2 car detached		
Porch/Patio/Deck	Deck	2 Porches	-3,000	
Fireplaces	2 fireplaces	2 Fireplaces		
Other	None	None		
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -137,880	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$
Adjusted Sale Price of Comparables		Net 39.4 % Gross 53.8 % \$ 212,020	Net % Gross % \$	Net % Gross % \$
Summary of Sales Comparison Approach	Comparable #4 is a pending sale which was adjusted \$140,000 for superior condition reflecting recent updating.			

SALES COMPARISON APPROACH



Supplemental Addendum

File No. 33227

Owner	Fitchburg Housing Authority				
Property Address	16 Prospect St				
City	Fitchburg	County	Worcester	State	MA Zip Code 01420
Client	Fitchburg Housing Authority				

Please be advised that the electronic signature applied to this report is the actual signature of the appraiser and it is password protected. Once the appraisal report is digitally signed, no changes can be made without the removal of the signature; which requires a password.

All photos within the appraisal are taken from a digital camera. Photos used in the report have not been electronically tampered with in any manner to change the appearance of the subject property or comparables.

The undersigned appraiser has not performed any services as an appraiser or in any other capacity regarding the subject property within the last three years.

Subject's exposure time is estimated to be 90-180 days.

Highest and Best use Analysis: Subject property is a legally permissible use according to current zoning. The lot size, shape and land to building ratio allow the present structure. Based on current market conditions, the existing structure is financially feasible and most productive use. The highest and use as if vacant would be to construct a single family dwelling.

Subject Photo Page

Owner	Fitchburg Housing Authority				
Property Address	16 Prospect St				
City	Fitchburg	County	Worcester	State	MA Zip Code 01420
Client	Fitchburg Housing Authority				

Subject Front



16 Prospect St
Sales Price
Gross Living Area **4,503**
Total Rooms **12**
Total Bedrooms **8**
Total Bathrooms **4**
Location **Average**
View **Average**
Site **20,400 sf**
Quality **Good**
Age **120**

Subject Rear



Subject Street



Photograph Addendum

Owner	Fitchburg Housing Authority				
Property Address	16 Prospect St				
City	Fitchburg	County	Worcester	State	MA Zip Code 01420
Client	Fitchburg Housing Authority				



Kitchen



Dining Room



Family Room



Living Room



Den



Bedroom

Photograph Addendum

Owner	Fitchburg Housing Authority						
Property Address	16 Prospect St	County	Worcester	State	MA	Zip Code	01420
City	Fitchburg						
Client	Fitchburg Housing Authority						



Bedroom



Bedroom



Bedroom



Bedroom



Attic Bedroom



Attic Bedroom

Photograph Addendum

Owner	Fitchburg Housing Authority						
Property Address	16 Prospect St						
City	Fitchburg	County	Worcester	State	MA	Zip Code	01420
Client	Fitchburg Housing Authority						



Attic Bedroom



Bath



Half Bath



Bath



Bath



Half bath

Photograph Addendum

Owner	Fitchburg Housing Authority				
Property Address	16 Prospect St	County	Worcester	State	MA
City	Fitchburg	Zip Code	01420		
Client	Fitchburg Housing Authority				



Basement Toilette



Heat



electrical



Electrical



Side



Garage

Comparable Photo Page

Owner	Fitchburg Housing Authority				
Property Address	16 Prospect St				
City	Fitchburg	County	Worcester	State	MA Zip Code 01420
Client	Fitchburg Housing Authority				



Comparable 1

30 Prospect St
 Prox. to Subject 0.05 miles N
 Sale Price 360,000
 Gross Living Area 4,238
 Total Rooms 10
 Total Bedrooms 5
 Total Bathrooms 3
 Location Average
 View Average
 Site 21,797 sf
 Quality Superior
 Age 130



Comparable 2

106 Mount Vernon St
 Prox. to Subject 0.45 miles E
 Sale Price 280,000
 Gross Living Area 4,510
 Total Rooms 10
 Total Bedrooms 6
 Total Bathrooms 2.5
 Location Superior
 View Average
 Site 1.44 ac
 Quality Good
 Age 99



Comparable 3

16 Hartwell St
 Prox. to Subject 0.38 miles SE
 Sale Price 260,000
 Gross Living Area 3,849
 Total Rooms 9
 Total Bedrooms 4
 Total Bathrooms 2.5
 Location Average
 View Average
 Site 3,498 sf
 Quality Good
 Age 120

Comparable Photo Page

Owner	Fitchburg Housing Authority		
Property Address	16 Prospect St	County	Worcester
City	Fitchburg	State	MA
Client	Fitchburg Housing Authority	Zip Code	01420



Comparable 4

34 Atlantic Ave
 Prox. to Subject 1.20 miles SE
 Sale Price 349,900
 Gross Living Area 3,622
 Total Rooms 13
 Total Bedrooms 7
 Total Bathrooms 2.5
 Location Average
 View Average
 Site 12,632 sf
 Quality Superior
 Age 140

Comparable 5

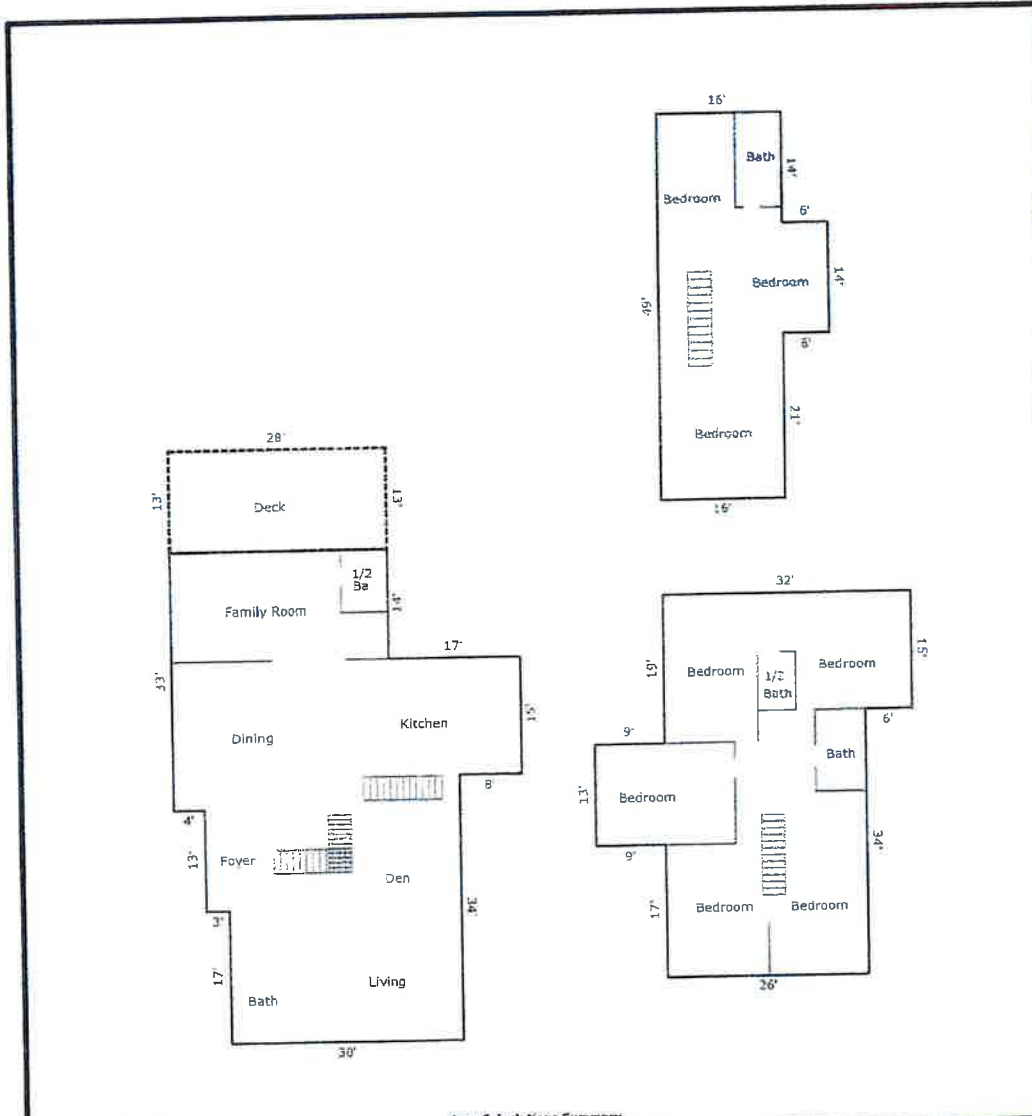
Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Comparable 6

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Building Sketch

Owner	Fitchburg Housing Authority				
Property Address	16 Prospect St				
City	Fitchburg	County	Worcester	State	MA Zip Code 01420
Client	Fitchburg Housing Authority				

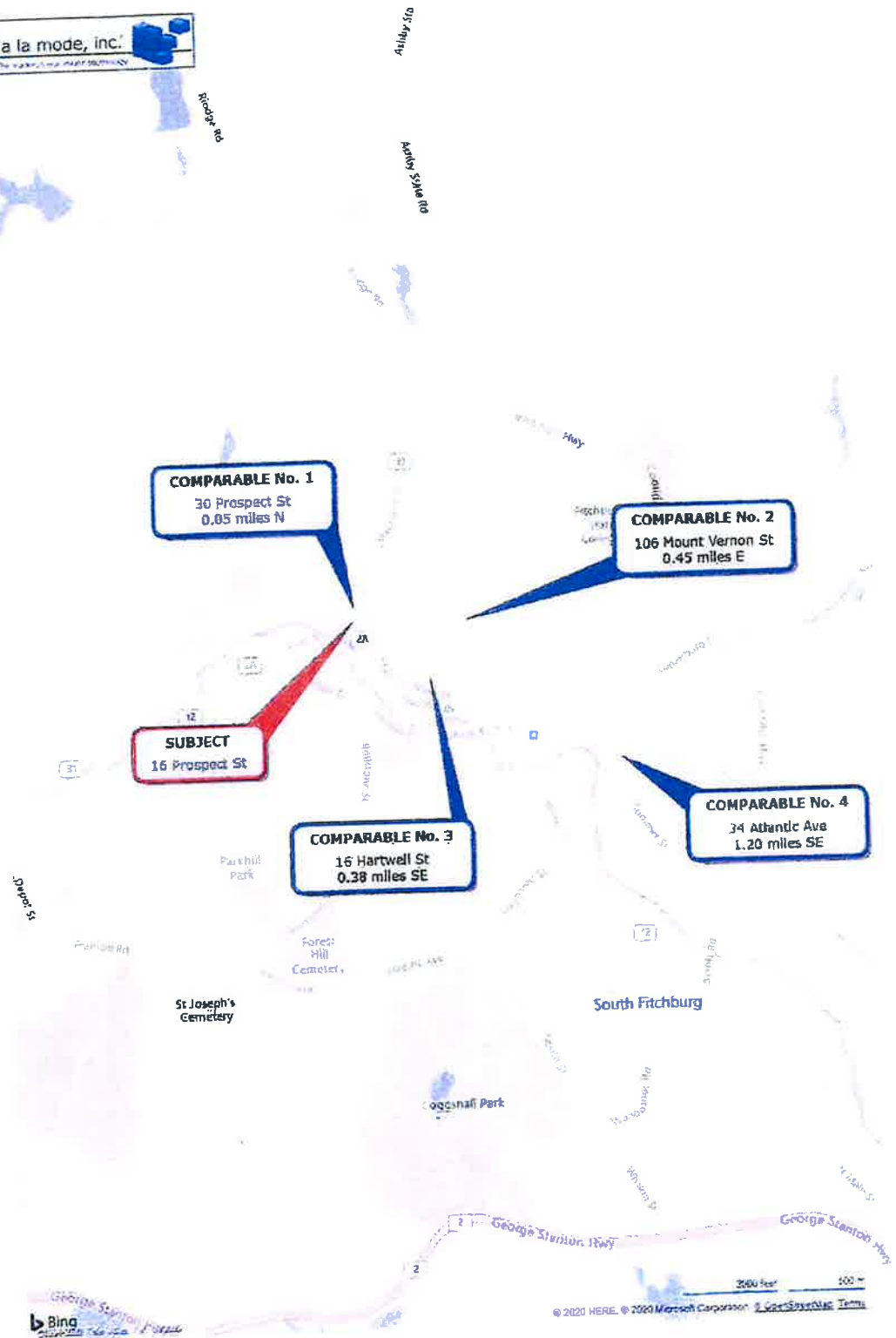
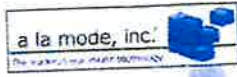


TOTAL Sketch by 3 to med, inc.

Area Calculations Summary		Calculation Details
Living Area		
First Floor	2154 Sq ft	$33 \times 4 = 132$ $46 \times 3 = 138$ $63 \times 21 = 1323$ $49 \times 9 = 441$ $15 \times 8 = 120$
Second Floor	1481 Sq ft	$13 \times 9 = 117$ $26 \times 34 = 884$ $32 \times 15 = 480$
Third Floor	868 Sq ft	$14 \times 6 = 84$ $16 \times 49 = 784$
Total Living Area (Rounded):	4503 Sq ft	
Non-Living Area		
Wood Deck	364 Sq ft	$13 \times 28 = 364$

Location Map

Owner	Fitchburg Housing Authority						
Property Address	16 Prospect St	County	Worcester	State	MA	Zip Code	01420
City	Fitchburg						
Client	Fitchburg Housing Authority						



Aerial Map

Owner	Fitchburg Housing Authority						
Property Address	16 Prospect St						
City	Fitchburg	County	Worcester	State	MA	Zip Code	01420
Client	Fitchburg Housing Authority						



Deed

Owner	Fitchburg Housing Authority		
Property Address	16 Prospect St.	County	Worcester
City	Fitchburg	State	MA Zip Code 01420
Client	Fitchburg Housing Authority		

BOOK 1199 PAGE 193

MUNICIPAL LIENS	5-1-73	11-1-73	5-1-74	11-1-74	5-1-75	11-1-75
TAX						
Interest						
Charge and Fee						
TAX TITLE						
ASSESSMENT						
MOVE						
STREET BRIDGING						
OR CURB						
Sewer						
Skidwalk						
Street Detachment						
Other Liens						
Committed Interest						
WATER LIEN						
BASED ON						
NO. OF DEEDS						
DISTRICT TAX						
TOTAL						

Apportioned betterment assessments not yet due: _____
(INTEREST FROM OCTOBER 1 TO BE ADDED)

I have no knowledge of any other lien outstanding.

Improvements have been voted, with regard to which there will probably be liens as follows: _____

Unpaid water rates and charges to _____ 19____
DATE

Philip J. Sullivan Collector of Taxes for *Fitchburg*
CITY OF FITCHBURG

THIS PAGE APPROVED BY COMMISSIONER OF CORPORATIONS AND TRUSTS

Received March 31, 1978 at 2 h. 13 m. P. M. Entered & Examined.

★ ★ ★ END OF INSTRUMENT ★ ★ ★

MARSHALL A. LAMB and CORINNE C. LAMB, husband and wife, as tenants by the entirety, of Fitchburg, Worcester County, Massachusetts
 being unmarried, for consideration paid, and in full consideration of \$48,000.00
 stand to The Fitchburg Housing Authority, a public body, politic and corporate, organized and existing under the Housing Authority Law of 1948 of the Commonwealth of Massachusetts, of 13 Normandy Road, Fitchburg, MA. 01420 with spitzelium rubrumants

(Description and encumbrances, if any)

A certain tract of land with buildings thereon situated in said Fitchburg, on the westerly side of Prospect Street, bounded and described as follows:

BEGINNING at the southeasterly corner thereof at the north side of a stone post on the westerly side of said Prospect Street and at land now or formerly of one Cushing; thence South 80° 7' West by said Cushing land 80.42 feet to a stone bound; thence North 21° 12' West 19.43 feet to a stone bound; thence by land now or formerly of one Cross, South 79° 21' West 139 feet to an iron hook; thence by land now or formerly of one Hale, land now or formerly of one Arnold, and land now or formerly of one Litchfield, North 8° East 159.35 feet more or less; thence South 60° 44' East by land now or formerly of one Wallace 118 feet; thence still by said Wallace land South 75° 56' East 78.4 feet to the north side of the stone post at Prospect Street; thence by the westerly side of Prospect Street South 9° 53' East 63.33 feet to the point of beginning.

Deed

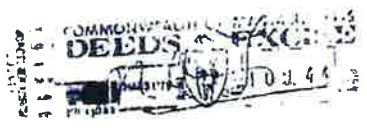
Owner	Fitchburg Housing Authority				
Property Address	15 Prospect St	County	Worcester	State	MA Zip Code 01420
City	Fitchburg				
Client	Fitchburg Housing Authority				

BOOK 1199 PAGE 194

Said premises are conveyed together with and subject to any easements of record.

Being the same premises conveyed to us by The Safety Fund National Bank of Fitchburg, Frederick N. Dillon, Jr., Dorothy Dillon DeJonge, of Fitchburg, Mass., and Margaret Morse Fassenden, of Lunenburg, Mass., Executors of the Will of Frederick N. Dillon, otherwise called Fred N. Dillon, by deed dated April 24, 1947, and recorded with Worcester Northern District Deeds in Book 632, Page 64.

Said premises are conveyed subject to real estate taxes assessed by the City of Fitchburg for the current taxable period.



Witness our hands and seal this 31st day of March 19 78

Marshall A. Lamb
Corinne C. Lamb

The Commonwealth of Massachusetts

Worcester in Fitchburg, March 31 19 78

Then personally appeared the above named Marshall A. Lamb and Corinne C. Lamb

and acknowledged the foregoing instrument to be their free act and deed, before me

[Signature]
Notary Public - Commonwealth of Massachusetts
My Commission Expires

Received March 31, 1978 at 2 h. 13 m. P. M. Entered & Examined.

Owner	Fitchburg Housing Authority			File No.	33227
Property Address	16 Prospect St	County	Worcester	State	MA Zip Code 01420
City	Fitchburg				
Client	Fitchburg Housing Authority				

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)

Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 90 to 180 Days.


Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

IMPORTANT NOTICE ABOUT THE PROPERTY INSPECTION

The Appraiser's inspection of the subject property is done only as part of the appraisal assignment's scope of work, which is one of the recognized and required steps in the appraisal process, as required by the lender/client. The Appraiser is NOT a qualified home inspector and makes no representation or warranty about the current or future condition, quality or adequacy of the structural and/or mechanical components of the subject property. The borrower(s)/owner(s) should not rely upon any representation or description contained in the appraisal report concerning these aspects of the subject property. It is recommended that the borrower(s)/owner(s) obtain an inspection report from a qualified expert such as a home inspector.

APPRAISER:

Signature: 

Name: Rudolph J Baldarelli Jr.

State Certification #: _____
or State License #: 70203

State: MA Expiration Date of Certification or License: 06/05/2021

Date of Signature and Report: 06/23/2020

Effective Date of Appraisal: 06/15/2020

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): 06/15/2020

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____

Name: _____

State Certification #: _____
or State License #: _____

State: _____ Expiration Date of Certification or License: _____

Date of Signature: _____

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): _____

USPAP COMPLIANCE ADDENDUM

File No.: 33227

Borrower Fitchburg Housing Authority		Order #	
Property Address 16 Prospect St		City Fitchburg County Worcester State MA Zip Code 01420	
Lender/Clerk Fitchburg Housing Authority		Client Reference #	

Only those items checked, X, apply to this report.

PURPOSE, FUNCTION AND INTENDED USE OF THE APPRAISAL

- The purpose of the appraisal is to provide an opinion of market value of the subject property as defined in this report, on behalf of the appraisal company facilitating the assignment for the referenced client as the intended user of the report. The only function of the appraisal is to assist the client mentioned in this report in evaluating the subject property for lending purposes. The use of this appraisal by anyone other than the stated intended user, or for any other use than the stated intended use, is prohibited.
- The purpose of the appraisal is to provide an opinion of market value of the subject property as defined in this report, on behalf of the appraisal company facilitating the assignment for the referenced client as the intended user of the report. The only function of the appraisal is to assist the client mentioned in this report in evaluating the subject property for Real Estate Owned (REO) purposes. The use of this appraisal by anyone other than the stated intended user, or for any other use than the stated intended use, is prohibited.
- The purpose of the appraisal is to give opinion of market value, on behalf of the appraisal company facilitating the assignment for the referenced client as the intended user of this report. The only function of the appraisal is to assist the client mentioned in this report in evaluating the subject property for Marketing. The use of this appraisal by anyone other than the stated intended user, or for any other use than the stated intended use is prohibited.

TYPE OF APPRAISAL AND APPRAISAL REPORT

- This is a _____ Appraisal written in a _____ Report format and the USPAP Departure Rule has not been invoked.
- This is a Limited Appraisal written in a _____ Report format and the USPAP Departure Rule has been invoked as disclosed in the body or addenda of the report. The client has agreed that a Limited Appraisal is sufficient for its purposes.

SCOPE (EXTENT) OF REPORT

- the appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales, listings and/or rentals within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion. The extent of analysis applied to this assignment may be further imparted within the report, the Appraiser's Certification below and/or any other Statement of Limiting Conditions and Appraiser's Certification such as may be utilized within the Freddie Mac form 439 or Fannie Mae form 1004b (dated 6/93), when applicable.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- A reasonable marketing time for the subject property is 90-180 day(s) utilizing market conditions pertinent to the appraisal assignment
- A reasonable exposure time for the subject property is 90-180 day(s) utilizing market conditions pertinent to the appraisal assignment

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and nor personal interest with respect to the parties involved, unless otherwise stated within the report.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have or have not made a personal inspection of the property that is the subject of this report. (If more than one person signs this report, this certification must clearly specify which individuals did and which individuals did not make a personal inspection of the appraisal property.)
- No one provided significant professional assistance to the person signing this report. (If there are exceptions, the name of each individual providing significant professional assistance must be stated.)

NOTE: In the case of any conflict with a client provided certification (i.e., Fannie Mae or Freddie Mac), this revised certification shall take precedence

APPRAISER'S AND SUPERVISORY APPRAISER'S SIGNATURE

APPRAISER

Signature: _____

Name: **Rudolph J Baidarelli Jr.**

Date of Report (Inspection): 06/15/2020

State License/Certification #: 70203

State of License/Certification: MA

Expiration Date of License/Certification: 06/05/2021

SUPERVISORY-APPRAISER (only if required)

Signature: _____

Name: _____

Date of Report (Inspection): _____

State License/Certification #: _____

State of License/Certification: _____

Expiration Date of License/Certification: _____

- Did inspect subject property
- Interior & Exterior
- Exterior only
- Inspected Comparables
- Interior & Exterior
- Exterior only

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower, the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia, except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION:

The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

BY ACCEPTING THIS REPORT THE CLIENT AGREES TO PAY ADDITIONAL CHARGES OF \$250.00 PER HOUR (2 hour minimum) IF THE APPRAISER IS REQUESTED OR SUMMONED TO TESTIFY IN COURT.

The appraiser has not performed any other services regarding the subject property within the last 3 years.

SUPERVISORY APPRAISER'S CERTIFICATION:

If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 16 Prospect St, Fitchburg, MA 01420

APPRAISER:

Signature: *Rudolph J. Baldarelli Jr.*
 Name: Rudolph J Baldarelli Jr.
 Date Signed: 06/23/2020
 State Certification #: _____
 or State License #: 70203
 State: MA
 Expiration Date of Certification or License: 06/05/2021

SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

Did Did Not Inspect Property

132 Pleasant Street

Appraised Value: \$110,000.00



APPRAISAL OF REAL PROPERTY

LOCATED AT:
132 Pleasant St
Book 1136 Page 408
Fitchburg, MA 01420

FOR:
Fitchburg Housing Authority
50 Day St.
Fitchburg, MA 01420

AS OF:
06/15/2020

BY:
Rudolph J Baldarelli Jr.

SUMMARY OF SALIENT FEATURES

Subject Address	132 Pleasant St
Legal Description	Book 1136 Page 408
City	Fitchburg
County	Worcester
State	MA
Zip Code	01420
Census Tract	7108.00
Map Reference	49340
Sale Price	\$
Date of Sale	
Owner	Fitchburg Housing Authority
Client	Fitchburg Housing Authority
Size (Square Feet)	3,946
Price per Square Foot	\$
Location	Average
Age	90
Condition	Poor
Total Rooms	14
Bedrooms	7
Baths	5
Appraiser	Rudolph J Baldarelli Jr.
Date of Appraised Value	06/15/2020
Final Estimate of Value	\$ 110,000

File No.: 33228

Property Address: 132 Pleasant St City: Fitchburg State: MA Zip Code: 01420
 County: Worcester Legal Description: Book 1136 Page 408

Assessor's Parcel #: Map 30 Block 22 Lot 0 Tax Year: 2020 R.E. Taxes: \$ 5,349 Special Assessments: \$ 0
 Current Owner of Record: Fitchburg Housing Authority Occupant: Owner Tenant Vacant Manufactured Housing
 Project Type: PUD Condominium Cooperative Other (describe) HOA: \$ 0 per year per month
 Market Area Name: None Map Reference: 49340 Census Tract: 7108.00

The purpose of this appraisal is to develop an opinion of: Market Value (as defined), or other type of value (describe)
 This report reflects the following value (if not Current, see comments): Current (the Inspection Date is the Effective Date) Retrospective Prospective
 Approaches developed for this appraisal: Sales Comparison Approach Cost Approach Income Approach (See Reconciliation Comments and Scope of Work)
 Property Rights Appraised: Fee Simple Leasehold Leased Fee Other (describe)
 Intended Use: The intended use of this report is for marketing.

Intended User(s) (by name or type): Fitchburg Housing Authority
 Client: Fitchburg Housing Authority Address: 50 Day St, Fitchburg, MA 01420
 Appraiser: Rudolph J Baldarelli Jr. Address: 770 North Main St, Leominster, MA 01453

Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	One-Unit Housing: PRICE (\$000) 90 AGE (yrs) Low 30 High 200	Present Land Use: One-Unit 25% 2-4 Unit 60% Multi-Unit 5% Comm'l 5% Other 5%
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Growth rate: <input checked="" type="checkbox"/> Rapid <input type="checkbox"/> Stable <input type="checkbox"/> Slow	Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	Change in Land Use: <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.	* To: _____	

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The neighborhood is bound by Blossom Street to the north and east, Main Street to the south and Mechanic Street to the west. The neighborhood is comprised predominantly of 2-4 families and single families. There are a few larger multi families mixed in. Commercial activity includes office space. Other uses include a school which is across the street from the subject property and municipal buildings including Fitchburg's police station. The area offers convenient access to schools, shopping facilities, local employment and highways. No adverse conditions were noted.

Property values increased through the spring and summer of 2018, stabilized at the end of the summer and remained stable through the winter of 2017/2018. Values increased again through the spring and summer of 2019 and stabilized during the summer of 2019.

Dimensions: See deed attached Site Area: 20,529 sf Corner Lot Cul de Sac
 Zoning Classification: Residential C Description: 10,000sf with sewer, 80ft min lot frontage
 Zoning Compliance: Legal Legal nonconforming (grandfathered) Illegal No zoning

Utilities: Public <input checked="" type="checkbox"/> Other <input type="checkbox"/>	Off-site Improvements: Street Paved, Curb/Gutter Granite, Sidewalk Concrete & asphalt, Street Lights Yes, Alley None	Topography: Inclines from street
Electricity <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/> Private <input type="checkbox"/>	Size: Above average
Gas <input checked="" type="checkbox"/>		Shape: Mostly rectangular
Water <input checked="" type="checkbox"/>		Drainage: Appears adequate
Sanitary Sewer <input checked="" type="checkbox"/>		View: Average
Storm Sewer <input type="checkbox"/>		Landscaping: Overgrown

FEMA Spec'l Flood Hazard Area: Yes No FEMA Flood Zone: C FEMA Map #: 203040008C FEMA Map Date: 9/18/1991
 Highest & Best Use as improved: Present use, or Other use (explain) Use as appraised in this report: Single family
 Actual Use as of Effective Date: Single family
 Summary of Highest & Best Use: The subject property is currently a legally permissible use according to current zoning. The lot size, shape and land to building ratio allow the present structure. Based on current market conditions, the existing structure is financially feasible and most productive use.

Site Comments: The site is above average in size for the area but has a steep incline from the street to the rear of the lot with little usable land area. Landscaping is overgrown. The property is serviced by town water and town sewer.

General Description: # of Units 1, # of Stories 3, Design (Style) Colonial, Actual Age (Yrs.) 90, Effective Age (Yrs.) 40	Exterior Description: Foundation Fieldstone, Exterior Walls Wood, Roof Surface Asphalt, Gutters & Dwnspnts None, Window Type Obl hung, Storm/Screens Some	Foundation: Slab None, Crawl Space None, Basement Full, Sump Pump, Dampness, Settlement None adverse, Infestation None noted	Basement: Area Sq. Ft. 1,880, % Finished 0, Ceiling Joist, Walls Fieldstone, Floor Concrete, Outside Entry Bulkhead	Heating: Type Steam, Fuel Gas, Cooling None, Central, Other
Interior Description: Floors Crp/Wood/Vin/Poor, Walls Plaster/Poor, Trim/Finish Wood/Poor, Bath Floor Vinyl/Poor, Bath Wainscot Vin/Tile/Poor, Doors Wood/Poor	Appliances: Refrigerator, Range/Oven, Dishwasher, Fan/Hood, Microwave, Washer/Dryer	Attic: None, Stairs, Drop Stair, Scuttle, Floor, Heated, Finished	Amenities: Fireplace(s) # 1, Woodstove(s) # 0, Deck Wood deck, Porch Covered, Fence, Pool	Car Storage: Garage # of cars (2 Tot.), Attach, Detach, Blt-in, Carport, Driveway 2, Surface Paved

Finished area above grade contains: 14 Rooms, 7 Bedrooms, 5 Bath(s), 3,946 Square Feet of Gross Living Area Above Grade
 Additional features: Additional features: Porch, deck and fireplace.

Describe the condition of the property (including physical, functional and external obsolescence): Kitchen and bathroom fixtures are dated. Floor and wall coverings are in poor condition. Roof is in need of repair and has caused water damage to some interior walls and ceilings. Some wood decay noted on the exterior. Heating and electrical systems are dated and not functional at the time of the inspection. It is assumed that the heating system will need replacement. The subject's overall condition is poor.



File No.: 33226

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): **Registry of deeds** Analysis of Sale/Transfer History: **No sales or transfers noted for the subject within 3 years. No additional sales or transfers noted for the comparables within 1 year.**

1st Prior Subject Sale/Transfer Date: **10/25/1974** Price: **\$38,500**

Source(s): **Registry of deeds** 2nd Prior Subject Sale/Transfer Date: Price: Source(s):

TRANSFER HISTORY

SALES COMPARISON APPROACH TO VALUE (if developed) The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	132 Pleasant St Fitchburg, MA 01420	30 Hartwell St Fitchburg, MA 01420	80 South St Fitchburg, MA 01420	16 Hartwell St Fitchburg, MA 01420
Proximity to Subject		0.17 miles S	0.58 miles S	0.20 miles S
Sale Price	\$	\$ 360,000	\$ 135,000	\$ 260,000
Sale Price/GLA	\$ /sq.ft.	\$ 88.47 /sq.ft.	\$ 28.23 /sq.ft.	\$ 67.55 /sq.ft.
Data Source(s)	Inspection	MLS# 72239944; DOM 501	MLS# 72366185; DOM 46	MLS# 72503708; DOM 39
Verification Source(s)	Assessors	Assessors	Assessors	Assessors
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +/- \$ Adjust.	DESCRIPTION +/- \$ Adjust.	DESCRIPTION +/- \$ Adjust.
Sales or Financing Concessions		ArmLth Cash; No Conc	ArmLth Cash; No Conc	ArmLth Conv; 5000 cc
Rights Appraised	Fee Simple	Fee simple	Fee simple	Fee simple
Date of Sale/Time	NA	08/16/2019	08/28/2020	08/30/2019
Location	Average	Average	Average	Average
Site	20,629 sf	6,936 sf	31,973 sf	3,498 sf
View	Average	Average	Average	Average
Design (Style)	Colonial	Colonial	Colonial	Colonial
Quality of Construction	Good	Good	Good	Good
Actual Age	90	109	110	120
Condition	Poor	Very good	Poor	Average
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths
Room Count	14 7 5	10 4 2.1	13 6 4.5	9 4 2.5
Gross Living Area	3,946 sq.ft.	4,069 sq.ft.	4,782 sq.ft.	3,849 sq.ft.
Basement & Finished Rooms Below Grade	Full None	Full None	Full None	Full None
Functional Utility	Typical	Typical	Typical	Typical
Heating/Cooling	Steam/None	Steam/None	FHW/None	FHW/None
Energy Efficient Items	Typical	Typical	Typical	Typical
Garage/Carport	None	2 car detached	Barn	None
Porch/Patio/Deck	Porch & deck	Porches	Porches	Porch & deck
Fireplaces	Fireplace	2 fireplaces	Fireplace	None
Other	None	None	None	None
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -250,460	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -25,970	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -141,060
Adjusted Sale Price of Comparables		Net 69.6 % Gross 75.1 % \$ 109,540	Net 19.2 % Gross 32.2 % \$ 109,030	Net 54.3 % Gross 65.0 % \$ 118,940

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach After a complete and thorough search for comparables the best available comparables were utilized and after adjustments are a good indication of value. Comparable #1 was adjusted \$250,000 for superior condition reflecting market reaction to being completely renovated. Comparable #2 was adjusted 5% for time of sale and \$10,000 for having a superior lot. Comparable #3 was adjusted \$5,000 for seller concessions and \$150,000 for superior condition. Size/room adjustments were made at \$20 per square foot, \$2,000 per half bath and \$4,000 per full bath.

Indicated Value by Sales Comparison Approach \$ **110,000**



COST APPROACH TO VALUE (if developed) The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.
 Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): **Cost approach was considered and deemed unreliable for determining market value for the subject property. The Cost Approach was not necessary for the development of credible assignment results for this appraisal.**

COST APPROACH	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$
	Source of cost data:	DWELLING	Sq.Ft. @ \$ = \$
	Quality rating from cost service:		Sq.Ft. @ \$ = \$
	Effective date of cost data:		Sq.Ft. @ \$ = \$
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ \$ = \$
			Sq.Ft. @ \$ = \$
			Sq.Ft. @ \$ = \$
			Sq.Ft. @ \$ = \$
			Sq.Ft. @ \$ = \$
			Sq.Ft. @ \$ = \$
Estimated Remaining Economic Life (if required):	20 Years	INDICATED VALUE BY COST APPROACH	= \$

INCOME APPROACH TO VALUE (if developed) The Income Approach was not developed for this appraisal.

Estimated Monthly Market Rent \$ _____ X Gross Rent Multiplier _____ = \$ _____ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM): **The Income Approach was considered, but not developed in this appraisal as single-family homes in the subject neighborhood are predominantly owner-occupied and not purchased for their rental income producing characteristics. The Income Approach was not necessary for the development of credible assignment results for this appraisal.**

PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Planned Unit Development.

Legal Name of Project: _____
 Describe common elements and recreational facilities: _____

Indicated Value by Sales Comparison Approach \$ 110,000 Cost Approach (if developed) \$ NA Income Approach (if developed) \$ NA

Final Reconciliation **Most weight was placed on the market approach to value as comparables are a good indication of value. The income approach is not considered a reliable method for appraising single family homes in the area. The cost approach was not utilized due to the inaccuracy in estimating all forms of depreciation.**

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: _____


This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 110,000 as of: 06/15/2020, which is the effective date of this appraisal. If Indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

A true and complete copy of this report contains 22 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:
 Scope of Work Limiting Cond./Certifications Hypothetical Conditions Extraordinary Assumptions Narrative Addendum
 Sketch Addendum Location Map(s) Flood Addendum Additional Sales Cost Addendum
 Manuf. House Addendum _____

Client Name: **Fitchburg Housing Authority**
 Client Contact: _____ Address: **50 Day St., Fitchburg, MA 01420**
 E-Mail: _____

APPRAISER

 Appraiser Name: **Rudolph J. Baldarelli Jr.**
 Company: **Frigoletto & Associates Inc**
 Phone: **(978) 537-3772 x2** Fax: **(978) 537-3945**
 E-Mail: **rudj@frigoletto.com**
 Date of Report (Signature): **06/23/2020** State: **MA**
 License or Certification #: **70203**
 Expiration Date of License or Certification: **06/05/2021**
 Inspection of Subject: Interior & Exterior Exterior Only None
 Date of Inspection: **06/15/2020**

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
 Supervisory or Co-Appraiser Name: _____
 Company: _____
 Phone: _____ Fax: _____
 E-Mail: _____
 Date of Report (Signature): _____ State: _____
 License or Certification #: _____
 Expiration Date of License or Certification: _____
 Inspection of Subject: Interior & Exterior Exterior Only None
 Date of Inspection: _____



Supplemental Addendum

File No. 33228

Owner	Fitchburg Housing Authority				
Property Address	132 Pleasant St	County	Worcester	State	MA Zip Code 01420
City	Fitchburg				
Client	Fitchburg Housing Authority				

Please be advised that the electronic signature applied to this report is the actual signature of the appraiser and it is password protected. Once the appraisal report is digitally signed, no changes can be made without the removal of the signature; which requires a password.

All photos within the appraisal are taken from a digital camera. Photos used in the report have not been electronically tampered with in any manner to change the appearance of the subject property or comparables.

The undersigned appraiser has not performed any services as an appraiser or in any other capacity regarding the subject property within the last three years.

Subject's exposure time is estimated to be 90-180 days.

Highest and Best use Analysis: Subject property is a legally permissible use according to current zoning. The lot size, shape and land to building ratio allow the present structure. Based on current market conditions, the existing structure is financially feasible and most productive use. The highest and use as if vacant would be to construct a single family home.

Subject Photo Page

Owner	Fitchburg Housing Authority				
Property Address	132 Pleasant St				
City	Fitchburg	County	Worcester	State	MA Zip Code 01420
Client	Fitchburg Housing Authority				



Subject Front

132 Pleasant St
Sales Price
Gross Living Area **3,946**
Total Rooms **14**
Total Bedrooms **7**
Total Bathrooms **5**
Location **Average**
View **Average**
Site **20,629 sf**
Quality **Good**
Age **90**



Subject Rear



Subject Street

Photograph Addendum

Owner	Fitchburg Housing Authority							
Property Address	132 Pleasant St		County	Worcester	State	MA	Zip Code	01420
City	Fitchburg							
Client	Fitchburg Housing Authority							



Roof



Roof



Heat



Electrical



Kitchen



Dining

Photograph Addendum

Owner	Fitchburg Housing Authority						
Property Address	132 Pleasant St						
City	Fitchburg	Courty	Worcester	State	MA	Zip Code	01420
Client	Fitchburg Housing Authority						



Living



Water damage in living room



Bedroom



Bedroom



Bedroom



Bedroom

Photograph Addendum

Owner	Fitchburg Housing Authority						
Property Address	132 Pleasant St	County	Worcester	State	MA	Zip Code	01420
City	Fitchburg						
Client	Fitchburg Housing Authority						



Bedroom



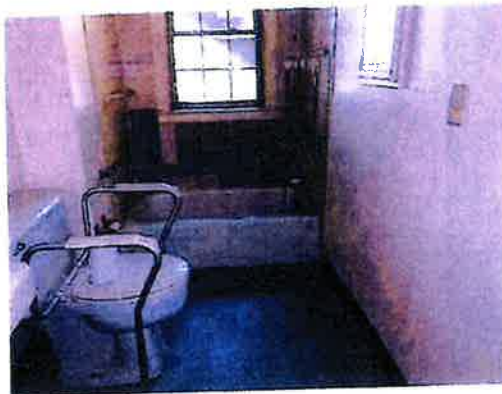
Kitchen



Bedroom



Bedroom



Bath



Bath

Photograph Addendum

Owner	Fitchburg Housing Authority				
Property Address	132 Pleasant St				
City	Fitchburg	County	Worcester	State	MA Zip Code 01420
Client	Fitchburg Housing Authority				



Bath



Bath



Bath

Comparable Photo Page

Owner	Fitchburg Housing Authority				
Property Address	132 Pleasant St	County	Worcester	State	MA
City	Fitchburg	Zip Code	01420		
Client	Fitchburg Housing Authority				



Comparable 1

30 Hartwell St
 Prox. to Subject 0.17 miles S
 Sale Price 360,000
 Gross Living Area 4,069
 Total Rooms 10
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location Average
 View Average
 Site 6,936 sf
 Quality Good
 Age 109



Comparable 2

80 South St
 Prox. to Subject 0.58 miles S
 Sale Price 135,000
 Gross Living Area 4,782
 Total Rooms 13
 Total Bedrooms 6
 Total Bathrooms 4.5
 Location Average
 View Average
 Site 31,973 sf
 Quality Good
 Age 110

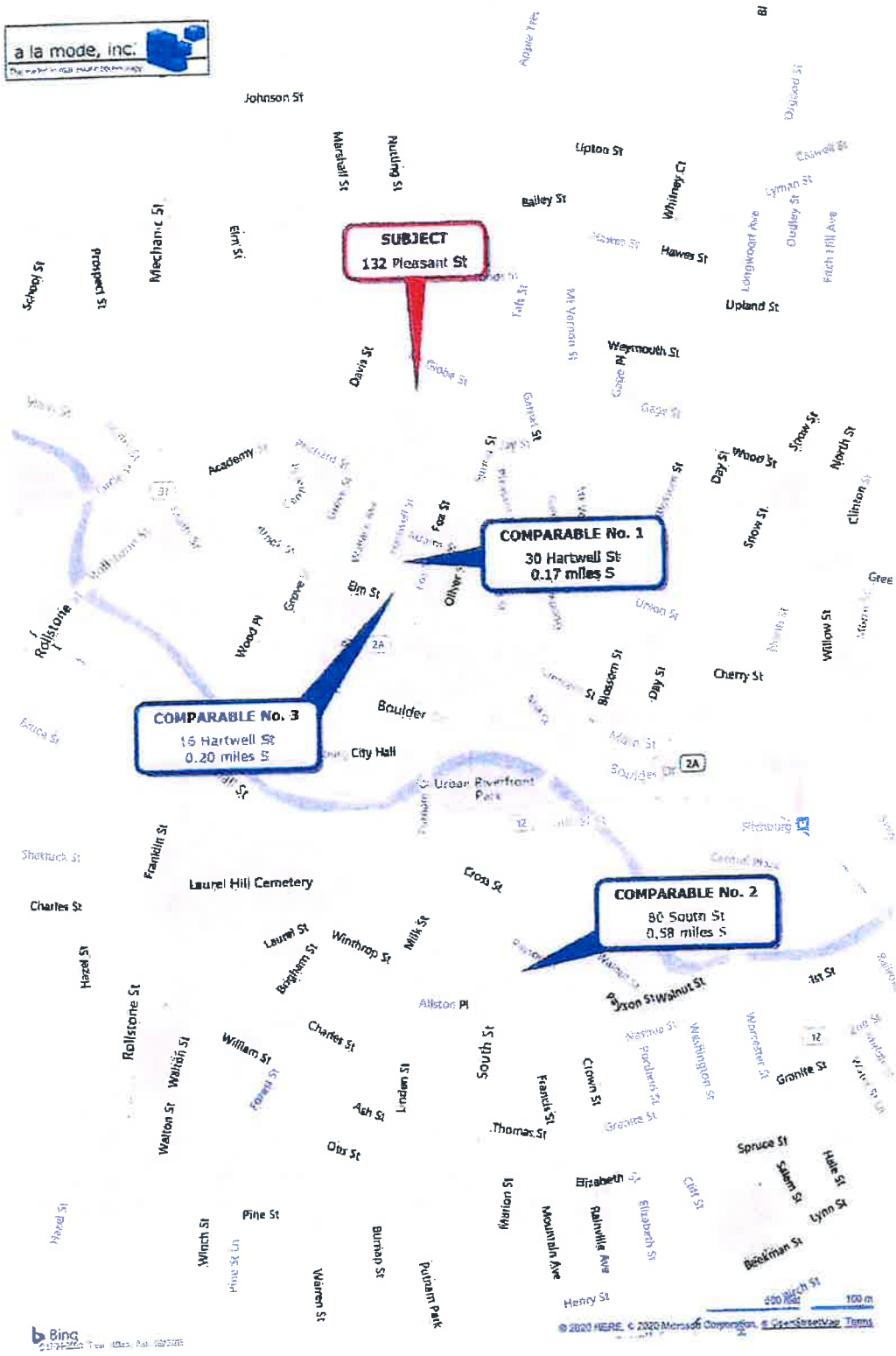


Comparable 3

16 Hartwell St
 Prox. to Subject 0.20 miles S
 Sale Price 260,000
 Gross Living Area 3,849
 Total Rooms 9
 Total Bedrooms 4
 Total Bathrooms 2.5
 Location Average
 View Average
 Site 3,498 sf
 Quality Good
 Age 120

Location Map

Owner	Fitchburg Housing Authority						
Property Address	132 Pleasant St	County	Worcester	State	MA	Zip Code	01420
City	Fitchburg						
Client	Fitchburg Housing Authority						



Bing
© 2020 HERE. © 2020 Microsoft Corporation. © Geo-StreetView, TomTom

Aerial Map

Owner	Fitchburg Housing Authority			
Property Address	132 Pleasant St			
City	Fitchburg	County	Worcester	State MA Zip Code 01420
Client	Fitchburg Housing Authority			



Tax Assessor's Map

Owner	Fitchburg Housing Authority				
Property Address	132 Pleasant St	County	Worcester	State	MA Zip Code 01420
City	Fitchburg				
Client	Fitchburg Housing Authority				



Deed

Owner	Fitchburg Housing Authority				
Property Address	132 Pleasant St				
City	Fitchburg	County	Worcester	State	MA Zip Code 01420
Client	Fitchburg Housing Authority				

BOOK 1136 PAGE 408

Witness RUE hand and seal this 25th day of October
 in the year nineteen hundred and SEVENTY-FOUR.
 Witness:

_____ } Clinton F. Kucera Jr.
 _____ } Nancy L. Kucera

STATE OF NEW YORK
 ss. County of Schenectady 10-25-1974

Then personally appeared the above named Nancy L. Kucera and acknowledged
 the foregoing instrument to be her free act and deed, before me,



RACHEL TRUANI
 NOTARY PUBLIC
 STATE OF NEW YORK
 COMMISSION EXPIRES MARCH 30, 1976

Rachel Truiani
 Notary Public.

Commonwealth of Massachusetts

WORCESTER, ss. Fitchburg, October 25, 1974 Then personally
 appeared the above-named Clinton F. Kucera, Jr.
 and acknowledged the foregoing instrument to be his free act and deed, before me,

Arthur M. ...
 Notary Public Justice of the Peace

Received October 25, 1974 at 11 h. 23 m. A. M. Entered & Examined.

* * * END OF INSTRUMENT * * *

We, Roland L. Stevens and Evelyn C. Stevens, husband and wife.

of Fitchburg, Worcester County, Massachusetts,

for consideration paid of \$38,500.00

Grant to Fitchburg Housing Authority
 13 Mainwamy Road
 Fitchburg, Worcester County, Massachusetts

with quitclaim covenants

a certain tract of land, with the buildings thereon, sit-
 uated in Fitchburg, Worcester County, Massachusetts, on the
 northeasterly side of Pleasant Street and southerly side of
 Mt. Globe Street, bounded as follows:

Deed

Owner	Fitchburg Housing Authority		
Property Address	132 Pleasant St	County	Worcester
City	Fitchburg	State	MA
Client	Fitchburg Housing Authority	Zip Code	01420

BOOK 1136 PAGE 409

Beginning at a stone bound on the northeasterly line of Pleasant Street at land now or formerly of one Page; thence running N. 55° 26' W. by said street eighty-five (85) feet, more or less, to a stone bound at land now or formerly of Sumner G. Kean, et ux.; thence by said Kean land N. 38° 19' E. twenty-eight and 97/100 (28.97) feet; thence N. 39° 34' E. one hundred nineteen and 65/100 (119.65) feet; thence N. 54° 16' W. eighty-five and 65/100 (85.65) feet more or less to a stone bound at land formerly of W. G. McTaggart; thence N. 36° 45' E. by said McTaggart land through a stone bound near Mt. Globe Street one hundred four and 58/100 (104.58) feet, more or less, to a corner at the southerly line of Mt. Globe Street; thence by said street S. 50° 33' E. one hundred twenty-three and 56/100 (123.56) feet; thence S. 51° 02' E. fifty and 5/10 (50.5) feet, more or less, to a corner at land now or late of Florence H. Page; thence S. 39° 10' W. by said Page land two hundred forty and 95/100 (240.95) feet, more or less, to the place of beginning. Containing 29,535 square feet of land, more or less.

Being the same premises conveyed to us as tenants by the entirety, by deed of Irla A. Leach, dated July 24, 1964, recorded with Worcester Northern District Registry of Deeds in Book 953, Page 250.

Subject to a proportionate share of the taxes of the City of Fitchburg, Massachusetts for the year 1974.

Witness our hand and seal this 25th day of October, 1974

Witnessed by

Robert L. Ware
to death
 } *Roland I. Stevens*
Evelyn C. Stevens



Commonwealth of Massachusetts

Worcester, SS.

October 25, 1974

Then personally appeared the above named Roland I. Stevens & Evelyn C. Stevens

and acknowledged the foregoing instrument to be their free act and deed, before me

Robert L. Ware
 Robert L. Ware Notary Public

My commission expires August 7, 1981

Received October 25, 1974 at 12 h. 56 m. P. M. Entered & Examined.

Owner	Fitchburg Housing Authority			File No.	33228
Property Address	132 Pleasant St			County	Worcester
City	Fitchburg	State	MA	Zip Code	01420
Client	Fitchburg Housing Authority				

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: **30 to 90 Days**

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:
No USPAP related issues.

IMPORTANT NOTICE ABOUT THE PROPERTY INSPECTION

The Appraiser's inspection of the subject property is done only as part of the appraisal assignment's scope of work, which is one of the recognized and required steps in the appraisal process, as required by the lender/client. The Appraiser is NOT a qualified home inspector and makes no representation or warranty about the current or future condition, quality or adequacy of the structural and/or mechanical components of the subject property. The borrower(s)/owner(s) should not rely upon any representation or description contained in the appraisal report concerning these aspects of the subject property. It is recommended that the borrower(s)/owner(s) obtain an inspection report from a qualified expert such as a home inspector.

On March 13, 2020, the United States Government declared a "National Emergency Concerning the Novel Coronavirus Disease (COVID-19) Outbreak", which was in effect on the Effective Date of this Appraisal Report. In addition, on March 11, 2020 Massachusetts declared a State of Emergency, which was in effect on the Effective Date of this Appraisal Report. This appraisal report was performed pursuant to the Uniform Standards of Professional Appraisal Practice ("USPAP") and was based on information and comparable sales available on that date. At this time, the effect of COVID-19 on the future value of the Subject Property or the value of the real estate market in the area of the Subject Property is unknown and not possible to predict.

APPRAISER:

Signature: _____
Name: **Rudolph J. Baldarelli Jr.**

State Certification #: _____
or State License #: **70203**
State: **MA** Expiration Date of Certification or License: **06/05/2021**
Date of Signature and Report: **06/23/2020**
Effective Date of Appraisal: **06/15/2020**
Inspection of Subject: None Interior and Exterior Exterior-Only
Date of Inspection (if applicable): **06/15/2020**

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
Name: _____
State Certification #: _____
or State License #: _____
State: _____ Expiration Date of Certification or License: _____
Date of Signature: _____

Inspection of Subject: None Interior and Exterior Exterior-Only
Date of Inspection (if applicable): _____

USPAP COMPLIANCE ADDENDUM

File No.: 33228

Borrower Fitchburg Housing Authority	Order #		
Property Address 132 Pleasant St	County Worcester	State MA	Zip Code 01420
City Fitchburg	Client Reference #		
Lender/Client Fitchburg Housing Authority			

Only those items checked **X** apply to this report.

PURPOSE, FUNCTION AND INTENDED USE OF THE APPRAISAL

- The purpose of the appraisal is to provide an opinion of market value of the subject property as defined in this report, on behalf of the appraisal company facilitating the assignment for the referenced client as the intended user of the report. The only function of the appraisal is to assist the client mentioned in this report in evaluating the subject property for lending purposes. The use of this appraisal by anyone other than the stated intended user, or for any other use than the stated intended use, is prohibited.
- The purpose of the appraisal is to provide an opinion of market value of the subject property as defined in this report, on behalf of the appraisal company facilitating the assignment for the referenced client as the intended user of the report. The only function of the appraisal is to assist the client mentioned in this report in evaluating the subject property for Real Estate Owned (REO) purposes. The use of this appraisal by anyone other than the stated intended user, or for any other use than the stated intended use, is prohibited.
- The purpose of the appraisal is to give opinion of market value, on behalf of the appraisal company facilitating the assignment for the referenced client as the intended user of this report. The only function of the appraisal is to assist the client mentioned in this report in evaluating the subject property for Marketing. The use of this appraisal by anyone other than the stated intended user, or for any other use than the stated intended use is prohibited.

TYPE OF APPRAISAL AND APPRAISAL REPORT

- This is a _____ Appraisal written in a _____ Report format and the USPAP Departure Rule has not been invoked.
- This is a Limited Appraisal written in a _____ Report format and the USPAP Departure Rule has been invoked as disclosed in the body or addenda of the report. The client has agreed that a Limited Appraisal is sufficient for its purposes.

SCOPE (EXTENT) OF REPORT

- the appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales, listings, and/or rentals within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion. The extent of analysis applied to this assignment may be further imparted within the report, the Appraiser's Certification below and/or any other Statement of Limiting Conditions and Appraiser's Certification such as may be utilized within the Freddie Mac form 439 or Fannie Mae form 1004b (dated 6/93), when applicable.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- A reasonable marketing time for the subject property is 90-180 day(s) utilizing market conditions pertinent to the appraisal assignment
- A reasonable exposure time for the subject property is 90-180 day(s) utilizing market conditions pertinent to the appraisal assignment

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and nor personal interest with respect to the parties involved, unless otherwise stated within the report.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have or have not made a personal inspection of the property that is the subject of this report. (If more than one person signs this report, this certification must clearly specify which individuals did and which individuals did not make a personal inspection of the appraisal property.)
- No one provided significant professional assistance to the person signing this report. (If there are exceptions, the name of each individual providing significant professional assistance must be stated.)

NOTE: In the case of any conflict with a client provided certification (i.e., Fannie Mae or Freddie Mac), this revised certification shall take precedence

APPRAISER'S AND SUPERVISORY APPRAISER'S SIGNATURE

APPRAISER

Signature: _____

Name: Rudolph J Baldarelli Jr.

Date of Report (Inspection): 06/15/2020

State License/Certification #: 70203

State of License/Certification: MA

Expiration Date of License/Certification: 06/05/2021

SUPERVISORY-APPRAISER (only if required)

Signature: _____

Name: _____

Date of Report (Inspection): _____

State License/Certification #: _____

State of License/Certification: _____

Expiration Date of License/Certification: _____

- Did inspect subject property
- Interior & Exterior
- Exterior only
- Inspected Comparables
- Interior & Exterior
- Exterior only

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower, the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

BY ACCEPTING THIS REPORT THE CLIENT AGREES TO PAY ADDITIONAL CHARGES OF \$250.00 PER HOUR (2 hour minimum) IF THE APPRAISER IS REQUESTED OR SUMMONED TO TESTIFY IN COURT.

The appraiser has not performed any other services regarding the subject property within the last 3 years.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 132 Pleasant St, Fitchburg, MA 01420

APPRAISER:
 Signature: *Rudolph J. Baldarelli Jr.*
 Name: Rudolph J Baldarelli Jr.
 Date Signed: 06/23/2020
 State Certification #: _____
 or State License #: 70203
 State: MA
 Expiration Date of Certification or License: 06/05/2021

SUPERVISORY APPRAISER (only if required):
 Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

Did Did Not Inspect Property

ATTACHMENT C

REQUEST FOR PROPOSALS – Sale of Residential Properties Fitchburg, MA.

FHA PROPERTIES FOR SALE

SUMMARY (See Request For Proposals for full details)

Properties for Sale:

1. 16 Prospect St. Fitchburg, MA
2. 132 Pleasant St. Fitchburg, MA

Appraised Value

\$200,000
\$110,000

Properties Sold In AS-IS Condition:

All of the Properties are being sold in "as is" condition. The LHA or FHA will not make any repairs or improvements before or after the sale, and makes no warranties or representations of habitability. The selected buyer shall have the opportunity to conduct all inspections reasonably necessary to evaluate the Property prior to the execution of a Purchase and Sales Agreement.

Property Purchase Options A or B

Buyers can purchase each property utilizing one of two options below:

- A. Sold for \$1.00 each if proposing an affordable housing solution.
- B. Sold to the highest bidder if not providing affordable housing.

Per MGL Option A is the preferred method of disposal of the properties if the buyer/developer meets the criteria set out in this RFP.

Option A Proposal Summary:

- Not optional for "flippers".
- Property must be developed by purchaser and utilized for affordable housing.
- Deed subject to deed restriction to guarantee affordability.
- The FHA will not convey property deed until purchaser has secured all financing and is prepared to begin construction, which must begin within one (1) year of award. Purchaser assumes all risks and shall not hold the FHA liable for any costs pertaining to a failed attempt to develop as affordable housing.

Option B Proposal Summary:

- A returnable bid deposit of \$500 is required.
- Sold to the highest priced proposal offered within the RFP deadlines and acceptable to the FHA.
- Property not subject to any restrictions.

FHA Legal Counsel:

Pawlak & Higgins, LLC
61 Academy Street
Fitchburg, MA 01420
Voice: (978) 345-5132
Facsimile: (888) 443-1877

Proposal Schedule:

RFP Schedule (Rolling after Initial)	
Secretary of Commonwealth Central Registry (C.R.) Posting	August 2 nd , 2020
RFP Released & C.R. Publishing	August 12 th , 2020
Initial Proposal Opening Deadline	Wednesday September 16 th , 2020 by 01:00 p.m.
2nd Opening Deadline (if needed)	Wednesday October 14 th 2020 by 01:00 p.m.
3rd Opening Deadline (if needed)	Wednesday November 18 th 2020 by 01:00 p.m.
4th Opening Deadline (if needed)	Wednesday December 16 th 2020 by 01:00 p.m.
5th Opening Deadline (if needed)	Wednesday, January 13 th 2021 by 01:00 p.m.
6th Opening Deadline (if needed)	Wednesday February 10 th , 2021 by 01:00 p.m.
7th Opening Deadline (if needed)	Wednesday March 10 2021 by 01:00 p.m.

Send Proposals To:

PROPOSAL TO PURCHASE REAL ESTATE
C/O Douglas M. Bushman
Executive Director & Chief Procurement Officer
Fitchburg Housing Authority
50 Day Street, Fitchburg, MA 01420

FHA Point of Contact:

Douglas M. Bushman
Executive Director & Chief Procurement Officer
Fitchburg Housing Authority
978-540-4026
50 Day Street.
Fitchburg, MA 01420
dbushman@fitchburgha.org

Realtor and for Scheduling Showings Contact:

Foster-Healey Real Estate
Ernest Vandergriff 978-790-4637 van@foster-healey.com

Governing Statutes:

MGL c.121B, sec. 26(p)
MGL c.30B, sec. 16.

ADVERTISEMENT

REQUEST FOR PROPOSALS

SALE OF RESIDENTIAL PROPERTIES IN FITCHBURG MA

The Fitchburg Housing Authority (FHA) is selling multiple residential properties owned by the FHA and are requesting proposals from interested buyers. Buyers may submit proposals to purchase one or more of these properties - they are not required to purchase them all. Successful buyers will be chosen on a property-by-property basis. As required by state law, the properties can be purchased under the following two (2) options:

Option A: Property sold for \$1 to the most advantageous proposer who develops the property that will remain affordable in perpetuity.

Option B: Property sold to highest bidder. (Feasible Option A proposals will be given preference over Option B proposals).

The properties are as follows:

<u>Address:</u>	<u>Appraised Value</u>
1. 16 Prospect St. Fitchburg, MA	\$200,000
2. 132 Pleasant St. Fitchburg, MA	\$110,000

Property RFP Specifications and information may be obtained online at our website: www.fitchburghousing.org or at the Fitchburg Housing Authority Administrative Offices, 50 Day Street, on Monday through Friday from 9:00 a.m. to 3:00 p.m., by contacting Douglas M. Bushman at 978-540-4026, or by email: dbushman@fitchburgha.org.

Proposals must be submitted using the proposal forms attached to the RFP specifications and a \$500 bid deposit is required for all Option B proposals. All proposals and bid deposits are to be submitted together to the Fitchburg Housing Authority, 50 Day Street, Fitchburg, MA 01420, **by an initial deadline of September 16th, 2020 by 01:00 p.m.** If the FHA does not select a proposal for the purchase of any property from this initial round, we will accept further proposals on a rolling basis per the published schedule after the initial deadline at the same time; that is 01:00 p.m., for each bid submission due date, until a proposal for each property is selected, but not later than seven months from the initial opening deadline. Any proposals received after an opening deadline will be deemed submitted for consideration at the next available opening deadline, unless the FHA selects a proposal for a property, in which case proposals received for a previously selected property after an opening deadline will be returned to the proposer.

The FHA reserve the right to reject any and all proposals, to waive any informalities in the proposals received, and to accept the proposal which it deems most favorable.

ADVERTISEMENT
REQUEST FOR PROPOSALS
SALE OF RESIDENTIAL PROPERTIES IN FITCHBURG
MA

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Option B: Property sold to highest bidder. (Feasible Option A proposals will be given preference over Option B proposals). The properties are as follows:

Address: Appraised Value

1. 16 Prospect St. Fitchburg, MA \$200,000
2. 132 Pleasant St. Fitchburg, MA \$110,000

Property RFP Specifications and information may be obtained online at our website:

www.fitchburghousing.org or at the Fitchburg Housing Authority Administrative Offices, 100 Main 50 Day Street, on Monday through Friday from 9:00 a.m. to 3:00 p.m., by contacting Douglas M. Bushman at 978-540-40274026, or by email:

dbushman@fitchburgha.com dbushman@fitchburgha.org. The properties have been submitted to the MA Central Register. The FHA has contracted with the real estate firm of Foster-Healey for the sale contact number: 978-790-4637. Proposals must be submitted using the proposal forms attached to the RFP specifications and a \$500 bid deposit is required for all Option B. proposals. All proposals and bid deposits are to be submitted together to the Fitchburg Housing Authority, 50 Day Street, Fitchburg, MA 01420, by an initial deadline of Wednesday, September 16th, 2020 by 01:00 p.m. If the FHA does not select a proposal for the purchase of any property from this initial round, we will accept further proposals on a rolling basis per the published schedule after the initial deadline at the same time; that is 01:00 p.m., for each bid submission due date, until a proposal for each property is selected, but not later than seven months from the initial opening deadline. Any proposals received after an opening deadline will be deemed submitted for consideration at the next available opening deadline, unless the FHA selects a proposal for a property, in which case proposals received for a previously selected property after an opening deadline will be returned to the proposer. The FHA reserve the right to reject any and all proposals, to waive any informalities in the proposals received, and to accept the proposal which it deems most favorable.

August 27 - September 3, 2020