Summary Fitchburg Housing Authority Properties for Disposition-See RFP

Properties for Sale:

Appraised Value

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

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 (Rollin	g after Initial)
Secretary of Commonwealth	August 2 nd , 2020
Central Registry (C.R.) Posting	,
RFP Released & C.R. Publishing	August 12 th , 2020
Libial Bray and Ownsing Bandling	Wednesday September
Initial Proposal Opening Deadline	16 th , 2020 by 01:00 p.m.
- 1- 10 CF 1. IV	Wednesday October 14th
2nd Opening Deadline (if needed)	2020 by 01:00 p.m.
	Wednesday November
3rd Opening Deadline (if needed)	18 th 2020 by 01:00 p.m.
	Wednesday December 16 ^t
4th Opening Deadline (if needed)	2020 by 01:00 p.m.
	Wednesday, January 13 th
5th Opening Deadline (if needed)	2021 by 01:00 p.m.
	Wednesday February 10 th ,
6th Opening Deadline (if needed)	2021 by 01:00 p.m.
	Wednesday March 10
7th Opening Deadline (if needed)	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:

Address: Appraised Value

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-Appraial)
- 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:

Option-A (PRIORITY)

If bidder maintains property as affordable housing, the FHA will sell for \$1.00 but bidder *must demonstrate a feasible plan* to maintain affordability in perpetuity and meet all RFP mandates. NO FHA subsidies will be provided including construction and/or rental.

Option-B

If NO Option-A proposals submitted or if submitted Option-A proposals do not meet the RFP requirements, then the FHA can sell the properties to highest bidder who can demonstrate financial ability to close within RFP guidelines.

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,
- 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 envélopes)

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, <u>in writing</u>, to Douglas M. Bushman, Executive Director & CPO.
- (b) Questions may be delivered, mailed, emailed to <u>dbushman@fitchburgha.org</u> 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 (Rollin	is 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.

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.

		(a)	ode awists standay sollto	
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.	
m.gdato yatses "et e	Similared goberntow I		tob Oronana bradiline of carrier	
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.





CITY OF FITCHBURG - 20-2019 8 03:04p

PLANNING BOARD

(978) 829-1891 PHONE

166 BOULDER DRIVE FITCHBURG, MASSACHUSETTS 01420 (978) 829-1965 FAX

Findings and Decision (Denial)

Special Permit #2019 - 20 & Site Plan Approval

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.

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.\text{\text{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. Farrel

City Clerk

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

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

"Autho	ndersigned Buyer proposes to purchase from the Fitchburg Housing Authority (the prity") the Property located at
	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
Proper	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 sale of this ty, and that the Buyer understands that said purchase is subject to the approval of the chusetts Department of Housing and Community Development (DHCD).
BUYE	ER(*)
Name:	
Addre	ss:
Telepl	none:
Date_	EMAIL:
Signat	ure
(*)	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.

Attachments:

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.

Page 3

Attachments:

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, AGEEMENT, 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):	
	Lessor/LandlordLessee/Tenant	
	Seller/GrantorBuyer/Grantee	
	Other (Please describe):	
(6)	The names and addresses of all persons and individuals who have or will have a direct 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 stocentitled to vote at the annual meeting of such corporation or 2) an owner of a time shad that has an interest in a leasehold condominium meeting all of the conditions specified M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary	ge ck re in
	NAME RESIDENCE	
(7)	None of the above- named persons is an employee of the Division of Capital Ass Management and Maintenance or an official elected to public office in the Commonwealth Massachusetts, except as listed below (insert "none" if none):	ei oi
(8)	The individual signing this statement on behalf of the above-named party acknowledge that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:	S

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 timeshares 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.
P	PRINT NAME OF DISCLOSING PARTY (from Section 4, above)
,	AUTHORIZED SIGNATURE of DISCLOSING PARTY DATE (MM / DD / YYYY)
-	PRINT NAME & TITLE of ALITHORIZED SIGNER

ATTACHMENT 3

COMMONWEALTH OF MASSACHUSETTS STATEMENT OF TAX COMPLIANCE

Pursuant to Massachusetts General Laws, Chapter 62C, Sec	tion 49A, I certify
under the penalties of perjury that	has fully
Name of Entity	
complied with all laws of the Commonwealth of Massachus employees and contractors, and withholding and remitting of	setts relating to taxes, reporting of child support.
Company Name:	
Address:	
Name & Title of Signatory:	
Date:	
Federal Tax ID or Social Security Number:	li)

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 pr	oposal
Social Security Number or Federal Identific	eation Nur

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
Gounty	Worcester
State	MA
Zip Code	01420
Census Tracl	7108.00
Map Reference	49340
Sale Price	\$
Date of Sale	The second secon
Owner	Fitchburg Housing Authority
Cllent	Fitchburg Housing Authority
Size (Square Feet)	4,503
Price per Square Foot	\$
E Location	Average
Age	120
Condition	Below average
Location Age Condition Total Rooms	12
Bedrooms	8
Baths	4
Appraise	Rudolph J Baldarelli Jr.
Appraiser Date of Appraised Value	06/15/2020
Date of Appliance agence	
Final Estimate of Value	\$ 200,000

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		Legal Darrer			44,414		
	ounly. Worcester	Legal descri	pour BOOK 112	rage (se			
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-	Chort (po	Juliu Googeraire		Man Reference: 49340		Census Trai	ct 7108.00
N	iarket Area Name: None	SZ Market			scribe)		
T	he purpose of this appraisal is to develop an of		Current Ains Inc.			Retrospective	Prospective
T	his report reflects the following value (4 not Cu	irrant, see comments).	THE R. P. LEWIS CO., LANSING, MICH. LANSING, MICH.		See Reconc	hation Comma	nts and Scope of Work)
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P	roperty Rights Appraised: X Fee Simple			HEI (RESTRICE)			
Į	tended Use: The intended use of th	is report is for mark	ceting.				
1	ntended User(s) (by name or type): Fitch	nburg Housing Auth	ority				
		rity	Address: 50 Day	St., Fitchburg, MA U	1420	•	
H	engiser Rudolph J Baldarelli Jr	r	Address: 770 No	rth Main St, Leomins	ter, MA U145	dilles	Change in Land Use
	A Cub	ourban 🔲 Aural	Predominant	PERSONAL PROPERTY AND ADMINISTRA	And Address of the Control of the Co		Nat Likely
Cilient: Fitchburg Housing Authority Appraiser: Rudolph J Baldarelli Jr. Location: Urban Suburban Rural Occupancy PRICE AGE One-Unit Rural Notation Property values: Increasing Stable Declining Tenant 140 Low 35 Multi-Unit Rural Increasing Washer Over Supply Vacant (0-5%) 450 High 225 Omm*1 Marker Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The Rock Road to the north, Main Street to the south, Bond Street to the west and Machanic Street to the comprised of a mix of single families and 2-4 families. Many of the single families in the immediate above average quality. Commercial activity in the area is along Main Street and consists of retail, for No adverse conditions were noted. Property values increased through the spring and summer of 2018, stabilized at the end of the sum through the winter of 2017/2018. Values increased again through the spring and summer of 2019 a of 2019. Dimensions: See deed and map attached See Area: 20,400 sf Zoning Classification: Residential B Description: 10,000sf min wisewer; 80 ft min frontage Size Section Compliance Legal Machanic Occupancy Rural Rura	and the second second second		Likely * In Process				
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File No.: 33227

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exterior, or superio treet.	decay on ex \$15,000 for Prospect Str	adjusted	ance includ	erred mainten	and deferrable covering	ue. All com ed updates loor and wa	dication of valuablect's need not tear to the f	ction to	e and above no	adjustments ref
ditio exte or su	20.5 % 46.4 %5 mparables y ition. Condi decay on ex 1 \$15,000 for Prospect Str	Ret Gross silable co rior condi ing wood s adjusted	the best ave ed for supe ance including rable #2 was	27.7 s 33.1 s s r comparables es were adjust ferred mainten rings. Compar	Not O Gross arch for co parables and deferrable covering	norough sea ue. All com ed updates loor and wa	dication of valuablect's need not tear to the f	ction to	e and above no	dated bathroom

File No.: 33227

_	-	T APPROACH TO VALUE (if developed) X The Cost Approach was not developed	ed for this appraisal.						
	-	the formal for region of the following cost figures and calculations.							
		the state of any of any possible land sales or other methods for issue	naling site value): Cost approach was considered and						
18	Sup	port for the opinion of site value (summary of comparable sale sales of the cubinct proper	orty. The Cost Approach was not necessary for the						
8	de	opent for the opinion of site value (summary or comparable sum state and sta							
	de	velopment of credible assignment results for this appraisal.							
	-		Topinion of fift until						
	EST	TIMATED REPRODUCTION OR REPLACEMENT COST NEW	CONTON OF SITE VALUE						
100		uce of cost data:	DWELLING						
	Our	ality rating from cost service: Effective date of cost data:	44.4						
읾	Per	mments on Cost Approach (gross living area calculations, depreciation, etc.):	MAIL C						
dd	Gui	minutes of east operating	\$q.Ft. @ \$=\$						
4	-		Sq.Pt. @ \$ =\$						
COST APPROACH			=\$						
8	_		Garage/Carport So.Fl. @ \$ =\$						
			Total Estimate of Cost-New =\$						
			Less Physical Functional External						
			Degreciation =S()						
-			Degraciated Cost of Improvements =\$						
	Г		The state of the s						
58	1		"As-is" Value of Site Improvements = \$						
	-		m\$						
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	100	timated Remaining Economic Life (if required): 30 Years	INDICATED VALUE BY COST APPROACH = \$						
	E.S.	COME APPROACH TO VALUE (if developed) The Income Approach was not developed.	eloped for this appraisal.						
-		V Gross Dart Medicine	= S Indicated value by income Approach						
NCOME APPROACH	Es	mindled washing more than V	ncome Approach was considered, but not developed in this						
0	Si	BILLINGS OF HIGGISTS CAPETER (adominanthy owner-occupied and not purchased for their remail						
18	3	ppraisal as single-family homes in the subject neighborhood are pr	resonant for the development of credible assignment results for						
100	ir	ppraisal as single-family homes in the subject neighborhood are processed and producing characteristics. The Income Approach was not no	cessary for the devotes metals						
	21	his appraisal.							
16	51-								
10									
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	Tp	ROJECT INFORMATION FOR PUDS (if applicable) The Subject is part of a Plan	wied Unit Development.						
100		egal Name of Project:							
	1	ascobe common elements and recreational facilities:							
10	Describe common elements and recreational facilities:								
1 =	0	8							
ond	9 0								
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ind	-	noicated value by. Saics compensary Applicant - 200,000	rolus as comparables are a good indication of value.						
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ind	-	noicated value by. Saics compensary Applicant - 200,000	value as comparables are a good indication of value. ising single family homes in the area. The cost approach was						
		Inal Reconcilidation Most weight was placed on the market approach to The income approach is not considered a reliable method for appra not utilized due to the inaccuracy in estimating all forms of depreci-	value as comparables are a good indication of value, ising single family homes in the area. The cost approach was ation.						
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NOINTHIANDON	ATTACHMENTS RECONCILIATION TO	Appraiser Name: Rudolph J Baldarelli Jr. Company: Frigoletto & Associates Inc. Phone: (378) 537-3945 Enal Reconcided on Market approach to more plants and specific property. Most weight was placed on the market approach to the inaccuracy in estimating all forms of deprecion to the inaccuracy in estimating all forms of deprecion to the inaccuracy in estimating all forms of deprecion to the inaccuracy in estimating all forms of deprecion to the inaccuracy in estimating all forms of deprecion to the inaccuracy in estimating all forms of deprecion to the inaccuracy in estimating all forms of deprecion to the inaccuracy in estimating all forms of deprecion to the information on the basis of a Hypothetical Conditions and/or Extraordinary Assumption that the conditions and on the degree of inspection of the subject property, as indicated belong and Appraiser's Certifications, my (out) Opinion of the Market Value (or other so the information contained in the complete of the subject to Hypothetical Conditions and the subject property understood without reference to the information contained in the complete of Market (some in the complete of the information contained in the comp	value as comparables are a good indication of value. Issing single family homes in the area. The cost approach was ation. cations on the basis of a Hypothetical Condition that the improvements have been completed. Subject to deficiency does not require alteration or repair. costing to deficiency does not require alteration or repair. costing to deficiency does not require alteration or repair. costing to define Scope of Work, Statement of Assumptions and Limiting Conditions, specified value type), as defined herein, of the real property that is the subject of the s						
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FEATURE	SUBJECT	COMPARABLE SALE	# 4	OCH PHINO	ESALE # 5		
PERTUNE	000000	34 Atlantic Ave					
ddress 16 Prospect		Fitchburg, MA 01420					
Fitchburg, I	MA 01420						
roximity to Subject		1.20 miles SE			S	\$	
	\$	\$	349,900	s /sq.		s /sq.ft.	
	S /sq.ft.	S 96.60 /sq.ft.		\$ /80.	-		
DIO 1 HOU DEL		MLS# 72657002					
lata Source(s)	Inspection	Assessors, Appraisa	ol file				
ferification Source(s)	Assessors	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) S Adjust.	DESCRIPTION	+(-) S Adjust
VALUE ADJUSTMENTS	DESCRIPTION		+(-) 4 violage			25-1	
ales or Financing		Listing		1			
Concessions						,	
	Fee Simple	Fee simple					
Rights Appraised		Pending sale					-
Date of Sale/Time	NA	THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TW		6			
ocation	Average	Average					
Site	20,400 sf	12,632 sf					
View	Average	Average		attern.			
Design (Style)	Colonial	Colonial				We do	
	A STATE OF THE PARTY OF THE PAR	Superior	-40,000				
Quality of Construction	Good	140					-
Actual Age	120		-120,000				-
Condition	Below average	Good	120,000	Total Edims, 8	aths	Total Bdrms, Baths	
Above Grade	Total Bokms, Baths	Total Bdrms Balhs	12/20				
Room Count	12 8 4	13 7 2.5	+7,500		sq.ft.	sq.ft	3
	4,503 sq.ft	3,622 sq.ft.	+17,620		34.8.	Code	1
Gross Living Area		Full			1	1	
Basement & Finished	Full	100		1			
Rooms Below Grade	None	None					
Functional Utility	Typical	Typical		-			
Heating/Cooling	Steam/None	Steam/None					
Energy Efficient Items	Typical	Typical					
	4 car detached	2 car detached					
Garage/Carport		2 Porches	-3,00	0			-
Porch/Patio/Dack	Deck	2 Fireplaces					1
Fireclaces	2 fireplaces						
Other	None	None					
			-	1		W	
					-	T + T - 15	
Net Adjustment (Total)		T+ X - S	-137,88	0 +			
NET ADJUSTMENT (I CHAIL		Net 39.4 %		Net	%	10	
Adjusted Sale Price	1	Gross 53.8 %S omparable #4 is a pe	212.02	O Gross	%S	Gross %\$	
recent updating.		710					
Net Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Com recent updating.							
						however, als mode, see most be	



	Supp	lemental Addendum	File	NO. 33227
Owner	Fitchburg Housing Authority			
Property Address	16 Prospect St		State MA	Zip Code 01420
City	Fitchburg	County Worcester		
OF at	Elebburg 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

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



Subject Front

 16 Prospect St

 Sales Price

 Gross Living Alea
 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

Owner	Fitchburg Housing Authority						
Property Address	16 Prospect St			State	MA	Zic Code	01420
City	Fitchburg	County	Worcester	Oldio	me		
Cloud	Fitchburg Housing Authority						

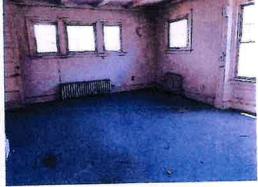




Kitchen

Dining Room





Family Room

Living Room





Den

Bedroom

						Fitchburg Housing Authority	Owner
01420	Zip Code	Zip Code	MA	State	County Managetor	16 Prospect St	
					County Worcester	Fitchburg	
					County Worcester	Fitchburg Housing Authority	City





Bedroom

Bedroom





Bedroom

Bedroom







Attic Bedroom

Owner	Fitchburg Housing Authority					
Property Address	16 Prospect St	40-14-5	Accesses the Control of the Control	Cata		Zip Code 01420
City	Fitchburg	County	Worcester	State	MA	ap cour 11420
Client	Fitchburg Housing Authority					





Attic Bedroom

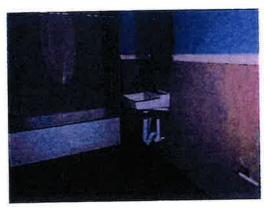
Bath







Bath







Half bath

		I Hotel the		
Owner	Fitchburg Housing Authority			
Property Address	16 Prospect St		State MA	Zip Code 01420
City	Fitchburg	County Worcester		
Cinal	Fitchburg Housing Authority			





Basement Toilette

Heat





electrical

Electrical





Side

Garage

Comparable Photo Page

	Fitchburg Housing Authority				
Property Address	16 Prospect St		State MA	A Zip Code	01420
Cav	Fitchburg	County Worcester	State MA	Cip Gods	01420
Officer	Eirobhura Housing Authority	The state of the s			



Comparable 1

30 Prospect St

Quality

0.05 miles N Prox. to Subject Sale Price 360,000 Gross Living Area 4,238 Total Rooms 10 Total Bedrooms 5 Total Sathrooms Location Average Average View 21,797 sf Site



Comparable 2

Superior

130

106 Mount Vernon St Prox. to Subject 0.45 miles E Sale Price 280,000

 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

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

Comparable Photo Page

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



Comparable 4

3,622

13

34 Atlantic Ave Prox. to Subject 1.20 miles SE 349,900 Sale Price

Gross Living Area Total Rooms

Total Bedrooms 2.5 Total Bathrooms

Location View Site

Age

Average Average 12,632 sf Superior Quality

140

Comparable 5

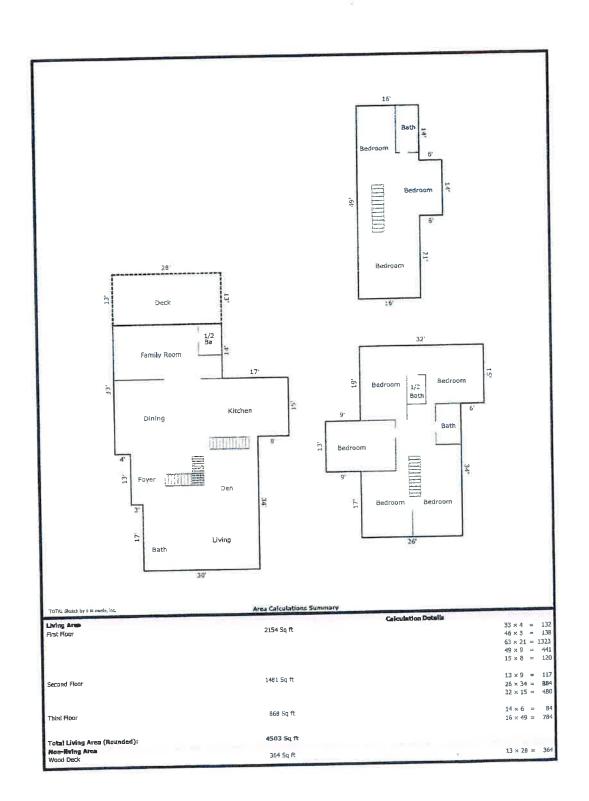
Prox. to Subject Sale Price Gross Living Area Total Rooms Total Bedrooms Total Bathrooms Location View Quality Age

Comparable 6

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

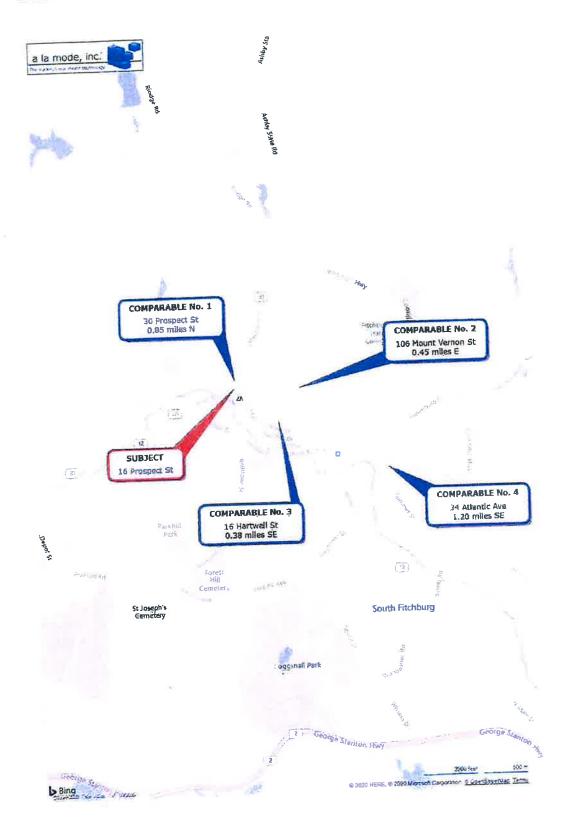
Building Sketch

Owner	Fitchburg Housing Authority						
	16 Prospect St			State	MA	Zip Gode	01420
City	Fitchburg	County	Worcester	Jeans	MA	29 0000	0.1420
Chant	Fitchburg Housing Authority						



Location Map

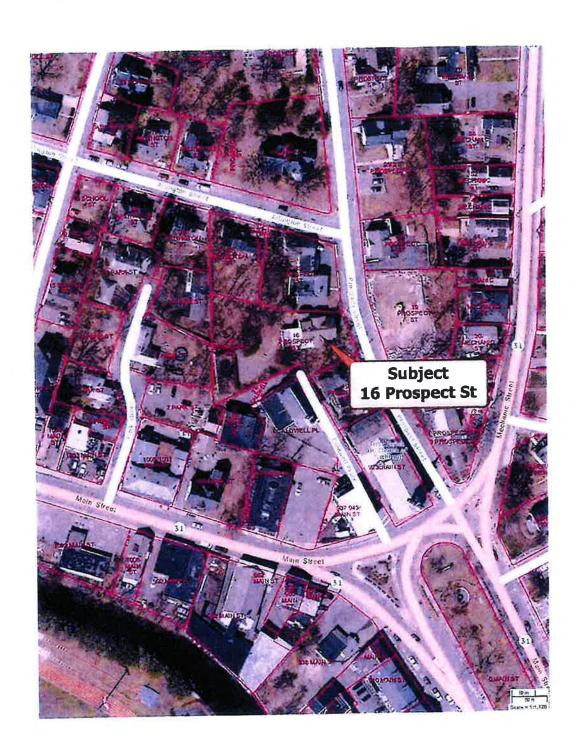
		E40 E 11 E 1			
Owner	Fitchburg Housing Authority				
Property Address	16 Prospect St	County Worcester	AM state	Zip Code	01420
City	Fitchburg	County Worcester			
Clent	Fitchburg Housing Authority				



Form MAP.LOG - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

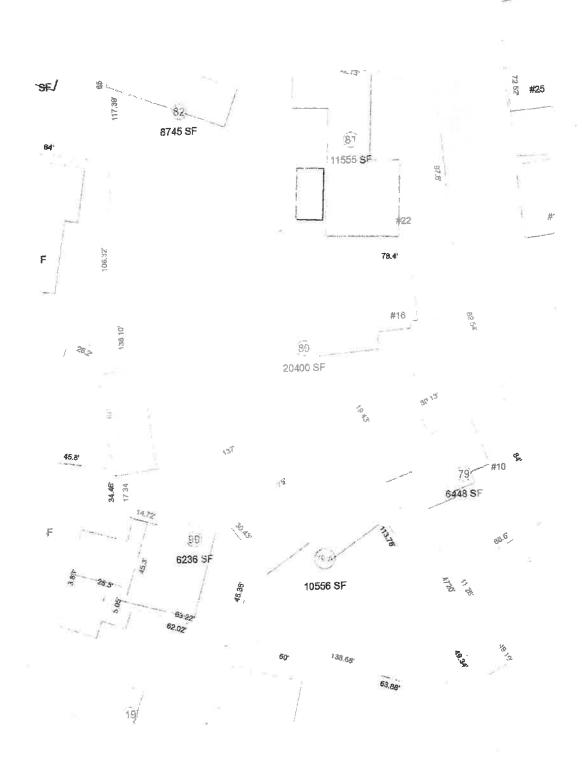
Aerial Map

Owner	Fitchburg Housing Authority						-	
Property Address	16 Prospect St			Outo	111	Zio Code	01420	
City	Fitchburg	County	Worcester	State	MA	cie Seue	01420	
Client	Fitchburg Housing Authority							



Tax Assessor's Map

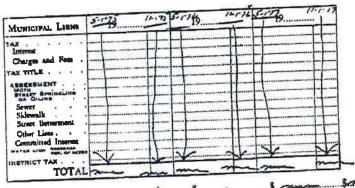
Owner	Fitchburg Housing Authority					
Property Address	16 Prospect St	Paris Warrantes	State N	A Zip Co	de 01420	
City	Fitchburg	County Worcester	The same of the sa			
Client	Fitchburg Housing Authority					



Deed

								_
Owner	Fitchburg Housing Authority							
Property Address	16 Prospect St	12000		State	MA	Zip Code	01420	
City	Fitchburg	County	Worcester	State	IVIA	Edi pode	01420	
Client	Fitchburg Housing Authority							3.5

600r.1199 PALL 193



Apportioned hetterment assessments not yet due:.....

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 Collector of THE PER SAMPLES OF COMPRESSED OF SCHOOLSTING AND TERRICON Received March 31, 1978 at 2 h. 13 m. P. M. Entered & Examined.

* END OF INSTRUMENT

MARSHALL A. LAMB and CORINNE C. LAMB, humband and wife, as tenants by Worcester County, Massachusens the entirety, of fitchburg,

soing shimerries, for consideration paid, and in full consideration of \$48,000.00

grand to The Fitchburg Housing Authority, a public body, politic and corporate, organized and existing under the Housing Authority Law of 1948 of the Corponwealth of Massachusetts.

of 13 Normandy Road, Fitchburg, MA, 01420 with quittluis turniquits with quittelaim covermats

No to be with

(Description and encombasses, 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 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 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 moint of herizolar. point of beginning.

Deed

			neea			_
Dwner	Fitchburg Housing Authority					-
Property Address		County	Worcester	State MA	Zip Code 01420	
City	Fitchburg	County	WOICESTO		NUMBER OF STREET	
Client	Fitchburg Housing Authority					

BOOK 1199 INGE 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 Fessenden, 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 hand and scal schis list day of March 19 78

Marshall A. Lamb

Cije Commonwealtij of Massachusetts

Worcestor M. Fitchburg.

March 30 19 78

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

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

My Commune Experts

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

	Prospect St County Worcester State MA	Zip Code 01420
Fito	hburg doubly Workester hburg Housing Authority	
PPRAISAL	AND REPORT IDENTIFICATION	
nis Report is <u>or</u>	ge of the following types:	
Appraisal Rep	oort (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclos	ed elsewhere in this report.)
Restricted	(A written coast account upder Standards Rule 2-2(b), oursuant to the Scope of Work, as disclo	sed elsewhere in this report,
Appraisal Rep		
	- W - 17	
	on Standards Rule 2-3	
ertify that, to the ba	est of my knowledge and belief:	
he reported analysis	act contained in this report are true and correct. es, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, in	partial, and unbiased professional
alyses, opinions, ar	nd conclusions.	olved.
have performed no	services, as an appraiser or in any other capacity, regarding the property that is the subject of the separation	rear period immediately preceding
oceptance of this as	respect to the property that is the subject of this report of the panies involved with this assignment.	
My engagement in	this assignment was not contingent upon developing or reporting predetermined results.	value that favors the cause of the
My compensation f	or completing this assignment is not contingent upon the development of reputating of a product minute video of a subsequent event directly related to the intended	ed use of this appraisal.
itent, the amount of My analyses, noinin	the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event above. The uniform Standards of Profesons, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Profesons.	ssional Appraisal Practice that
rere in effect at the t	time this report was prepared.	
I have made a per-	sonal inspection of the property that is the subject of this report. goifficant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of ea	ch individual providing significant
No one provided Sil	gammani real property approises assistance to the person (e).	
and a second of the	(USPAP defines Exposure Time as the estimated length of time that the propriate been offered on the market prior to the hypothetical consummation of a sale at market value on the effective of the exposure Time for the subject property at the market value stated in this report is:	orty interest being late of the appraisal.) 90 to 180 Days.
appraised would h My Opinion of R	have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective of the subject property at the market value stated in this report is:	ate of the appraisar.)
appraised would h	page been offered on the market prior to the hypothetical consummation of a sale at market value on the effective of	ate of the appraisat.)
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USPAP COMPLIANCE ADDENDUM

Fitchburg Housing Authority			75 Onds 04 100
operty Address 16 Prospect St County	Worcester	State MA	Zio Code 01420
ndb/Clerk Fitchburg Housing Authority		Client Reference #	
	Only those items checked	X apply to this report.	
URPOSE, FUNCTION AND INTENDED USE OF TI	HE APPRAISAL		
The purpose of the appraisal is to provide an opinion company facilitating the assignment for the returned clean mentioned in this report in evaluating the substanted user, or for any other use than the stated. The purpose of the appraisal is to provide an opinion company facilitating the assignment for the reference.	on of market value of the sui ced client as the intended un ject property for lending our intended use, is prohibited, on of market value of the sui need client as the intended un interest property for Real Estate	poses. The use of this appraisal by an bject property as defined in this report ser of the report. The only function of flywed (REO) purposes. The use of	yone other than the stated on behalf of the appreisal the appraisal is to assist the
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SCOPE (EXTENT) OF REPORT			
the appraisal is based on the information gathered property and neighborhood, and selection of comparables is shown in the Data Source section presented first. The sources and data are conside been used. Data believed to be unreliable was not applied to this assignment may be further imparte Conditions and Appraiser's Certification such as applicable.	no of the market grid along with red reliable. When conflicting tincluded in the report not as as within the report, the Appr may be utilized within the Fre	h the source of confirmation, if availa- g intermation was provided the seed as a basis for the value conclusion asser's Certification below and/or any ddie Mac form 439 or Fannie Mae for	ole. The original source is a deamed most ratiable has n, The extent of analysis other Statement of Limiting
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APPRAISER'S CERTIFICATION			
I certify that, to the best of my knowledge and belief:		1	
	at we true and correct		
 The statements of fact contained in this report The report analyses, opinions, and conclusion 	ons are limited only by the re	ported assumptions and limiting con-	litions, and are my personal,
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DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conclinons requisive to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by under 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 sates 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
- 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 appraised 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 motion 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 appraisar 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 burrower, the mortgage 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 interior 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. 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 Applicated 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 afe 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 astate that were set torth 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 discloses the specific tasks performed by them in the reconciliation section of this appraisal report. I sentify that any individual au mained 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. 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 appraisar's certifications numbered 4 through 7 above, and arm taking full responsibility for the appraisal and the appraisal report. 16 Prospect St, Fitchburg, MA 01420 ADDRESS OF PROPERTY APPRAISED: SUPERVISORY APPRAISER (only if required): APPRAISER: Signature: Name: Rudolph J Baldarelli Jr. Date Signed: Date Signed: 06/23/2020 State Certification #: State Certification # or State License #: or State License #: 70203 State: State: MA Expiration Date of Certification or License: Expiration Date of Certification or License: 06/05/2021 Did Did Not Inspect Property

SUPERVISORY APPRAISER'S CERTIFICATION:

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	
	Солиту	Worcester	
	State	MA	
	Zip Code	01420	
	200	7108.00	
ı	Census Tract	49340	
	Map Reference	45040	
r		\$	
l	Sale Price	•	
ı	Date of Sale		-
ľ	Owner	Fitchburg Housing Authority	
		Fitchburg Housing Authority	
	Client		
ı	Size (Square Fast)	3,946	
ı	Price per Square Foot	\$	
	Location	Average	
9			
	Аде	90	
Of Marie	Age Condition	90 Poor	
RIPTING OF BUILDING	Age Condition Total Rooms		
DESCRIPTION OF ALICHONS HAS	Condition	Poor	
DESCRIPTION OF SUBTRICE	Condition Total Rooms Bedrooms	Poor 14	
DESCRIPTION OF PLOTS	Condition Total Rooms	Poor 14 7	
	Condition Total Rooms Bedrooms Baths	Poor 14 7	
	Condition Total Rooms Bedrooms Baths Appraiser	Poor 14 7 5	
APPRINGS LESCAPOLISION MISTOR	Condition Total Rooms Bedrooms Baths	Poor 14 7 5 Rudolph J Baldarelli Jr.	
	Condition Total Rooms Bedrooms Baths Appraiser	Poor 14 7 5 Rudolph J Baldarelli Jr.	

			200	WEST PORT 22 S. S.				Zip Code: 0	1420
F	Property Address: 132 Pleasant St			Fitchburg		- 3	AM Sis	29 6000. 0	1420
1	County: Worcester	Legal Descr	iption: Book 1136	Page 408	-				
SUBJECT			5 16 1	DE	Tours	C = 240	Coperio	Assessments:	\$ n
4 7	Assessor's Parcel #: Map 30 Block 2	2 Lot 0	Tax Year:		. Taxes.	\$ 5,349	₹ Vacant		ctured Housing
31	Current Owner of Record: Fitchburg	Housing Authority	Occ	upant: Owner	-			I. barrier	-
ח	Project Type PUD Condomi		Other (describe)	11-1-1		HOA: \$		per year	
	Market Area Name: None			Map Reference: 49			Censu	s Tract 710	8.00
-	The purpose of this appraisal is to develop an o	pointen of X Market	Value (as defined), or	other type of v	b) sulev	escribe)		-	
	This report reflects the following value (if not C	urrent see comments):	Current (the In-	spection Date is the Et	ffective	Date)	Retrospe		Prospective
-	Approaches developed for this appraisal:	X Sales Companson Appro	ach Cost Appr	oach Income /	Арргоас	h (See Rec	onciliation Co	mments and So	age of Work)
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Ē.			The second secon						
SSIGNMENT	Intended Use: The Intended use of t	HIS PEPOP IS TOT HIGH	Keung.				of the same of the	7	
0			- 44						
A	Control of the last of the las	hburg Housing Auth	Address: 50 Day	St, Fitchburg.	MA D	1420			
	Client: Fitchburg Housing Author	rity	Address: 770 No	orth Main St, Le	omine	ter MA 01	453		
	Appraiser: Rudolph J Baldarelli J	r.		One-Unit Hous		Drecont	and Use	Change	in Land Use
54	Location: Urban 🔀 Sul	CENTRAL PROPERTY OF	Predominant Occupancy	PRICE	AGE	One-Unit	25 %	Not Likely	
	built up:	-75% Under 25%		S(000)	(yrs)	2-4 Unit	60 %	Likely *	In Process *
	Growth rate: 🔲 Rapid 🔀 Sta		Owner 🔀	561201.0		Multi-Unit	5%	* To:	
S	Property values: 🔲 Increasing 💢 Sta	able Declining	Tenant	90 Low	30		5%	10.	
Ē	Demand/supply: Shortage X in	Balance 🔲 Over Supply	▼ Vacant (0-5%)	300 High	200	Comm'I	CONTRACTOR OF THE PARTY OF THE		
è	Marketing time: Under 3 Mos. X 3-6	6 Mos. Over 6 Mos.	☐ Vacant (>5%)	160 Pred	120	Other	5 %		arriand for
MARKET AREA DESCRIPTION	and Mad	ket Conditions (including sup)	port for the above chara	cleristics and trends):		Th	e neighbo	rhood is b	ound by
	the comment of the second	nest Main Street to	the couth and M	echanic Street	to the	west. The	neighbo	rnood is co	omprised
4	the state of the second contract of	nd cinala familias	There are a few l	arger multi fan	nuies.	maxed in.	Committee	Ciar activit	Internace
띪		to a nahani sehinb in	neroce the etro	of from the sur	Merce I	Droberty a	mu mumo	ipai punun	1440
۲	including Fitchburg's police sta	etion. The area offer	rs convenient ac	cess to school	ls, sh	opping fa	cilities, lo	cal employ	ment and
Q.	highways. No adverse condition	one were noted				100			
è									
ě	Property values increased throu	ugh the enring and s	ummer of 2018	stabilized at the	end	of the sum	mer and r	emained s	table
Ī.	through the winter of 2017/2018.	Maluas increased a	nain through the	spring and sur	mmer	of 2019 ar	nd stabiliz	ed during t	he summer
		. Values increased o	gom unought ma				THUS INCOME.		
	of 2019.		Site Are	20,629 sf				Corner Lot	Cul de Sac
	Dimensions. See deed attached	Description: 10,000	sf with sewer, 80		100	Topograp	hy Incli	nes from s	treet
Ŋ.	Zoning Classification: Residential C					Size	Abo	ve average	
9	Cormit of the Corner of the Co	egal nonconforming (grandfat		- American	c Priva		-	tly rectang	ular
	Utilities Public Other Desc	ripbon Off-site Imp	provements Type		T Little		16100		1.0
	Other Paris	2000 to 100 to 1		100		Orainage	Ann	ears adeou	ate
m	Electricity X	Street	Paved		E	Drainage View	*****	ears adequ	ate
þ	Electricity X Gas X G	Street Curb/Gutter	Granite	X		View	Ave	rage	ate
N	Electricity X	Street Curb/Gutter Sidewalk	Granite Concrete & ass	phalt S		2011	Ave		ate
TION	Electricity X Gas X G	Street Curb/Gutter Sidewalk Street Lights	Granite Concrete & ass Yes		וטטטוו	View	Ave	rage	ate
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SITE	Electricity Gas Water Sanitary Sewer FEMA Spec't Rood Hazard Atea Highest & Sest Use as improved: Actual Use so of Effective Date: Summary of Highest & Best Use: Sanitary of Highest & Best Use: Simplest & Best U	Street Curb/Sutter Sidewalk Street Lights Aller X No FEMA Flood Zone esent use, or Other to family subject property is o allow the present si Se. average in size for t is overgrown. The r Exterior Description Foundation Foundation Field Sterior Walls Woo Roof Surface Gutters & Ownspts. Non Window Type Dbi Storm/Screens Som Appliances Atti Refrigerator Non Range/Oven Stai	Granite Concrete & asj yes None C F use (explain) currently a legall tructure. Based of the area but has a property is service distone distone distone distone slab distone distone found slab distone ge Sump hung Damp hung Committee Fireplace(sirites) Fireplace(sirites)	EMA Map # 25030 Use as appraised in the property of the prope	Q4000 his repo	View Landscap BC Tt Single cording to notitions, the street to down sent Area Sq. Ft. % Finished Ceiling Walls Flooride Entry View Landscap Recording to single sent Square Sq. Ft. % Finished Ceiling Walls Flooride Entry	Average Averag	rage regrown A Map Date regrown A Map Date regrown Onling, The g structure of the lot v Type Fuel Cooling Cortral d Other Car Storage Garage #	9/18/1991 lot size, is financially with little Steam Gas None
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SITE	Electricity Gas Water Sanitary Sewer FEMA Spec't Rood Hazard Area Highest & Sest Use as improved: Actual Use so of Effective Date: Summary of Highest & Best Use: Simplest & Best Use: The simplest & Best Use: Si	Street Curb/Sutter Sidewalk Street Lights Alley X No FEMA Flood Zone esent use, or Other to a family subject property is to a lilow the present si se. average in size for t is overgrown. The p Exterior Description Foundation Field Exterior Walls Wac Roof Surface Aspi Gutters & Dwinspis. Non Window Type Storm/Screens Som Appliances Asti Refrigerator Non Range/Oven Stai Disposal Disposal Disposal Disposal Far/Hood Microwave Washer/Dryer Tal Rooms atures: Porch, deck and	Granite Concrete & asj yes None C Fuse (colsin) currently a legall tructure. Based of he area but has is property is service distone d	EMA Map # 25030 Use as appraised in the second permissible upon current marks a steep incline feed by town wall salien None Space None ment Full Pump ment Full None advantation None not sit in the second permissible upon current marks a steep incline feed by town wall salien None Space None Full Pump Mone advantation None not sit in the second permissible upon current market sit in the second p	O4000 his reported as a cet cool from t ter an work work work work work work work work	View Landscap BC It Single cording to noditions, the street, the	Average Averag	rage regrown A Map Date oning. The g structure of the lot v S Heating Type Fuel Other Other Car Storage Garage # Attach. BitIn Carport Driveway Surface P of Gross Living redated. Falls and cell.	Iot size, Is financially with little Steam Gas None Of cars (2 To 2 aved Area Ahove Grade
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SITE	Electricity Gas Water Sanitary Sewer FEMA Spec't Rood Hazard Area Highest & Sest Use as improved: Actual Use so of Effective Date: Summary of Highest & Best Use: Simplest & Best Use: The shape and land to building ratic feasible and most productive uses be comments: The site is above usable land area. Landscaping General Description # of Units 1	Street Curb/Sutter Sidewalk Street Lights Alley X No FEMA Flood Zone esent use, or Other to a family subject property is to a lilow the present si se. average in size for to is overgrown. The prese	Granite Concrete & asis yes None C F use (codsin) currently a legall tructure. Based of the area but has a property is service datone Slab ad Crawl halt Baser e Sump hung Damp hung Damp hung Damp hung Deck griffest c Amenities Fireplaces ins Porch or Fence sted Pool ished X 7 Bedrooms and fireplace.	EMA Map # 25030 Use as appraised in II y permissible upon current mark a steep incline fixed by town wall dallen None Space None ment Full Pump Space None advaition None advaition None not Wood deck Covered S Bathi	odooo oo o	View Landscap BC Tt Single cording to noditions, the street, the	Average Averag	rage regrown A Map Date oning. The g structure of the lot v S Heating Type Fuel Other Other Car Storage Garage # Attach. BitIn Carport Driveway Surface P of Gross Living redated. Falls and cell.	Iot size, Is financially with little Steam Gas None Of cars (2 To 2 aved Area Ahove Grade
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File No.: 33228

research X did La Source(s): Regis	try of deeds	Apalia	of Cale/Transfer History	No sale	s or transfers noted	for the subje	ct within 3 years. N	0
1st Prior Subject S	ale/Transfer	Analys	tional sales or transf	ers noted to	or the comparables v	vithin 1 year		
10/25/1974		addi	tional sales or trails	ers notes it	A MILE SCHOOL STATE OF THE			
\$38,500		-						
resis Registry o	deeds							
2nd Prior Subject	Sale/Transfer	_						722
e:								
*								
ucce/s)-					the same and download	d for this apprais		
LES COMPARISON AF	PROACH TO VALUE	(it dev			Approach was not developed COMPARABLE SAL	E#2	COMPARABLE SALE	#3
FEATURE	SUBJECT		COMPARABLE SAL	E#1		T.H. T.	16 Hartwell St	
drass 132 Pleasa	nt St		30 Hartwell St	-	80 South St		Fitchburg, MA 01420	
Fitchburg,			Fitchburg, MA 01420)	Fitchburg, MA 01420		0.20 miles S	
eximity to Subject			0.17 miles S		0.58 miles S	405.000	0.20 miles 3	260,00
la Price	\$		S	360,000	\$\$	135,000	S 67.55 /sq.ft.	Louis
Action and term Commerce when the last	S	/sq.ft.	\$ 88.47 /sq.ft.		\$ 28.23 /sq.ft.		MLS# 72503708; DO	18 30
le Price/GLA	Inspection	-	MLS# 72239944;DOR	W 501	MLS# 72366185; DO	M 46		m 99
ta Source(s)			Assessors		Assessors		Assessors	+(-) \$ Adjus
rification Source(s)	Assessors DESCRIPTION		DESCRIPTION	+(-) S Adjust	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	A-f-1 a volos
ALUE ADJUSTMENTS	DEBUTAL TION	-17	ArmLth		ArmLth -		ArmLth	
les or Financing		1	Cash; No Conc		Cash: No Conc		Conv; 5000 cc	-5,00
oncessions	- 01	-	Fee simple		Fee simple		Fee simple	
gins Appraised	Fee Simple	-		7.50	08/28/2020	+6,750	08/30/2019	
ate of Sale/Time	NA		08/16/2019		Average		Average	
ocation	Average		Average		31,973 sf	-10,000	3,498 sf	
te	20,629 sf		6,936 sf		Average		Average	
ew	Average		Average		Colonial		Colonial	
esign (Style)	Colonial		Colonial		Good		Good	
uality of Construction	Good		Good			1	120	
ctual Age	90	_	109		110		Average	-150,00
ondition	Poor		Very good	-250,000			Total Borms. Baths	
bove Grade		Balhs	Total Bdms. Baths			+2,000		+10,01
bow Count	14 7	5	10 4 2.1	+10,000				+1,94
ross Living Area		6 sq.fi.	4,069 sq.ft.	-2,460		-16,720		1
The second secon	Full		Full		Full		Full	
lasement & Finished	None		None		None	-	None	
tooms Below Grade	Contract of the last of the la	-	Typical		Typical		Typical	-
unctional Utility	Typical Steam/None		Steam/None		FHW/None		FHW/None	
leating/Cooling	Steam/None		Typical		Typical		Typical	
nergy Efficient Items	Typical		2 car detached	-8,000	Barn	-8,000	None	
Sarage/Carport	None				Porches		Porch & deck	102/2
Porch/Patio/Deck	Porch & deck		Porches		Fireplace		None	+2,0
iraplaces	Fireplace	-	2 fireplaces	1	None		None	
Other	None		None	1				
				1				
		3100	+ X - \$	-250,46	0 T + X - S	-25,97	D + X · S	-141,0
Net Adjustment (Total)			20.0	-230,48	Net 19.2 %		Net 54.3 %	
Adjusted Sale Price			Net 69.6 %	100 51	202 # 5	109.03	Gross 65.0 %5	118,9
of Comparables	The state of		Grees 75.1 %S Iter a complete and the		- b for comparables	the hest av	allable comparables	were
Summary of Sales Com	panson Approach	At	ter a complete and the	norough sea	men for comparables	d \$250 non f	or superior condition	1
reflecting marke	t reaction to be	ing co	ood indication of val empletely renovated. usted \$5,000 for selle juare foot, \$2,000 per	er concessio	ons and \$150,000 for	superior co	sale and \$10,000 for ndition. Size/room	having a

File No.: 33228

	nde adequate information for replication of the following cost figures and calculations port for the opinion of site value (summary of comparable land sales or other method	IS III ESTIMATE SITO ACTOR.
	amed uncellable for determining market value for the subject	ct property. The Cost Approach was not necessary
e	velopment of credible assignment results for this appraisal.	
_	THANTED TO REPRODUCTION OR TO REPLACEMENT COST NEW	OPINION OF SITE VALUE =\$
	IMATED THE TOURS THE	DWELLING SQ.P. @ \$ =\$
	rice of cost data. Effective date of cost data:	Sq.R. @ \$ =\$
73	olity rating from cost service: Effective date of cost data: nments on Gost Approach (gross fiving area calculations, deprestation, etc.):	Sq.ft. @ \$ =\$
211	Millettis on Gost Approach (9,000 mill) 4 35	\$q.R.@\$ =\$
-		Sq.R.@\$ =\$ =\$
-		
**		(darageroathort 94-1-9
Ī		Tixal Estimate di Gost-vew
-		Less Physical Functional External =\$(
		Degreciated Cost of Improvements =\$
		"As-is" Value of Site Improvements =\$
_		#\$
_		
	timated Remaining Economic Life (if required):	20 Years INDICATED VALUE BY COST APPROACH =\$
81	COME APPROACH TO VALUE (if developed) The Income Approach W	ras not developed for this appraisal.
	timated Monthly Markot Rent S X Gross Rent Multiplier	= \$ Indicated value by income app
	Unided walled was used a	The Income Approach was considered, but not developed in this
		are predominantly owner-occupied and not purchased for their rent
1	scome producing characteristics. The Income Approach was	s not necessary for the development of credible assignment results for
	his appraisal.	
-		
	P 46_6,540.00	an of a Pisnined Unit Development.
	HOGECT INFORMATION CO. SEC.	at a control survivolation
Le	egal Name of Project:	
De	escribe common elements and recreational facilities:	
-		
F	notcated value by: Sales comparison approved 110,000	pproach (if developed) \$ NA Income Approach (if developed) \$ NA onch to value as comparables are a good indication of value, or appraising single family homes in the area. The cost approach was depreciation.
1	ingle Reconcilation Most weight was placed on the market approach is not considered a reliable method to not utilized due to the inaccuracy in estimating all forms of our considered are set in the market approach is not considered a reliable method to not utilized due to the inaccuracy in estimating all forms of our considered are set in the inaccuracy in estimating all forms of our considered are set in the inaccuracy in estimating all forms of our considered are set in the inaccuracy in estimating all forms of our considered are set in the inaccuracy in estimating all forms of our considered are set in the inaccuracy in estimating all forms of our considered are set in the inaccuracy in estimating all forms of our considered are set in the inaccuracy in estimating all forms of our considered are set in the inaccuracy in estimating all forms of our considered are set in the inaccuracy in estimating all forms of our considered are set in the inaccuracy in estimating all forms of our considered are set in the inaccuracy in estimating all forms of our considered are set in the inaccuracy in estimating all forms of our considered are set in the inaccuracy in estimating all forms of our considered are set in the inaccuracy in estimating all forms of our considered are set in the inaccuracy in estimating all forms of our considered are set in the inaccuracy in th	or appraising single family homes in the area. The cost approach was depreciation. In specifications on the basis of a Hypothetical Condition that the improvements have on a thresholder Condition that the repairs or alterations have been completed, subject.
1	included value by sales designed when the market approach is not considered a reliable method to not utilized due to the inaccuracy in estimating all forms of our utilized due to the ina	or appraising single family homes in the area. The cost approach was depreciation. In specifications on the basis of a Hypothetical Condition that the improvements have of a Hypothetical Condition or deficiency does not require alteration or repair:
FI T CHI	This appraisal is made ** "as is". Subject to completion per plans are completed. Subject to the following required inspection based on the Extraordinary Assumption that	or appraising single family homes in the area. The cost approach was depreciation. In specifications on the basis of a Hypothetical Condition that the improvements have of a Hypothetical Condition that the repairs or alterations have been completed, subjet the condition or deficiency does not require alteration or repair:
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	Supp	lemental Addendum	File. No. 33228
Owner	Fitchburg Housing Authority		
Property Address	132 Pleasant St	Section 181	State MA Zip Code 01420
City	Fitchburg	County Worcester	
Client	Fitchburg Housing Authority		of

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		No.	Tis Code ad 100
City	Fitchburg	County Worcester	State MA	Zip Gode 01420
Sent	Eitebhurg Housing Authority			



Subject Front



Subject Rear



Subject Street

viser	Fitchburg Housing Authority				
operty Address	132 Pleasant St	A	State MA	Zip Code O	1420
N	Fitchburg	County Worcester	Sister Mich		Charles 100 100
liant	Fitchburg Housing Authority				





Roof

Roof





Heat

Electrical





Kitchen

Dining

Owner	Fitchburg Housing Authority				41 7		
Property Address	132 Pleasant St			Clate	***	Zip Code	04.420
City	Fitchburg	County	Worcester	State	MA	zip odde	01420
Olant	Fitchburg Housing Authority						





Living

Water damage in living room

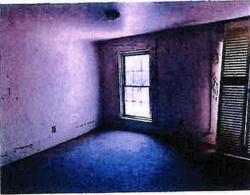




Bedroom

Bedroom

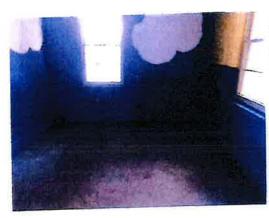




Bedroom

Bedroom

Owner	Fitchburg Housing Authority					
Property Address	132 Pleasant St	Walley 188	State	MA	Zip Code	01420
Сту	Fitchburg	County Worcester	130300	3,11		
DEam	Eitebburg Housing Authority				_	





Bedroom

Kitchen





Bedroom

Bedroom

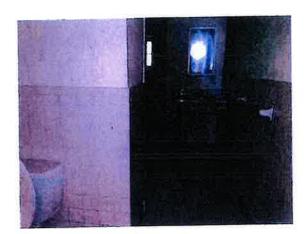




Bath

Bath

Owner	Fitchburg Housing Authority			
Property Address	132 Pleasant St		00-	Zip Code 01420
City	Fitchburg	County Worcester	State MA	20 Gas 81420
Of	Einhhum Housing Authority			



Bath



Bath



Bath

Comparable Photo Page

wner	Fitchburg Housing Authority				
reporty Address	132 Pleasant St		State MA	Zip Code	01420
N	Fitchburg	County Worcester	Costs Miles	and he had received	
LATY	Clarkwas Mousing Authority				



Comparable 1

30 Hartwell St Prox. to Subject 0.17 miles S 360,000 Sale Price Gross Living Area 4,069 Total Rooms 10 Total Bedrooms 2,1 Totał Bathrooms Average Location WeiV Average

Site 6,936 sf Quality Good 109 Age



Comparable 2

Good

110

Quality

Age

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

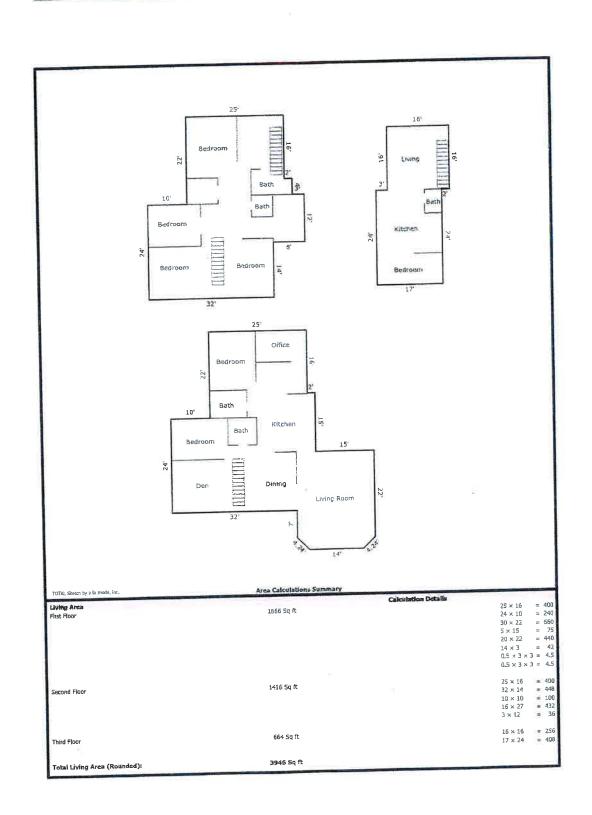


Comparable 3

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

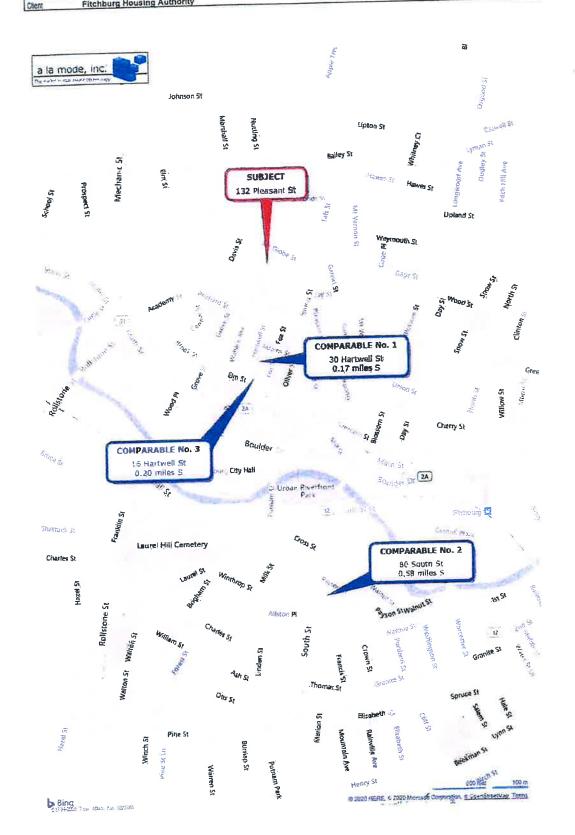
Building Sketch

Owner	Fitchburg Housing Authority				
Property Address	132 Pleasant St	* 1 · · ·	State MA	Zip Code	01420
City	Fitchburg	County Worcester	State IIIA		
Client	Fitchburg Housing Authority				



Location Map

Owner	Fitchburg Housing Authority				
Property Address	132 Pleasant St	A CONTRACTOR OF THE CONTRACTOR	State MA	Zip Code	01420
City	Fitchburg	County Worcester	Gazor Hilly		
0.0	Starkham Mausing Authority				



Aerial Map

Owner	Fitchburg Housing Authority						
Property Address	132 Pleasant St			State	MA	Zio Code	01420
City .	Fitchburg	County	Worcester	Oldio	mA	Lip oscice	01420
Sent	Fitchburg Housing Authority				_		



Tax Assessor's Map

Owner	Fitchburg Housing Authority			
Property Address	132 Pleasant St	Action 100 control	State MA	Zip Code 01420
City	Fitchburg	County Worcester		
Client	Fitchburg Housing Authority			



Deed

Owner	Fitchburg Housing Authority					-10-70	
	132 Pleasant St			State &	/A	Zip Code	01420
City	Fitchburg	County	Worcester	Otali: N	MM	D\$ 0000	01420
Officer	Eltebburg Housing Authority						

1136 mg 408	, §
Witness QUE	hand sand and this 25th day of October
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	- Commy . Line
	1
	STATE OF NEW YORK
	sa. County of Schenectady 10-22-1974
	M. County of Catalant and
7kao	personally appeared the above named Mancy L. Kucera and acknowledged
the foregoing	Instrument to be her free act and deed, before on,
A STATE OF THE PARTY OF THE PAR	CORE STATE OF NEW FORK OF AUTHORITY COUNTY FOR STATE OF NEW FORK STOCK STATE STOCK
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PUBLIC >	
200	Commonwealth of Massachusetts
STOP HET	an 70 St normalist
WORKESTER, SR.	Fitchburg, October 25, 1974 Then personally
appeared the above-	STATES E. WEST TO SEE THE STATE OF THE STATES OF THE S
and acknowledged t	the foregoing instrument to be
	Liter Malletta
	Leastles of the Pount
	Notary Public Justice of the Peace.
Received Onto	
Received Ooto	Notary Public Justine of the Peace. Sher 25, 1974 at 11 h. 23 m. A. M. Entered & Exemined.
Received Oots	ober 25, 1974 at 11 h. 23 m. A. N. Entered & Exemined.
Received Ooto	and the second s
* *	pher 25, 1974 at 11 h. 23 m. A. M. Entered & Exemined.
* *	ober 25, 1974 at 11 h. 23 m. A. N. Entered & Exemined.
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* *	poer 25, 1974 at 11 h. 23 m. A. M. Entered & Exemined. * END OF INSTRUMENT * * * 1 L. Stevens and Evelyn C. Stevens, husband and wife.
¥ ¥ We, Roland	Sper 25, 1974 at 11 h. 23 m. A. M. Entered & Exemined. # END OF INSTRUMENT * # # I. Brevens and Evelyn C. Stovens, husband and wife. Burg. Worcester County, Massachusetts,
¥ ¥ We, Roland	poer 25, 1974 at 11 h. 23 m. A. M. Entered & Exemined. * END OF INSTRUMENT * * * 1 L. Stevens and Evelyn C. Stevens, husband and wife.
We, Roland of Fitchb for considerati	ber 25, 1974 at 11 h. 23 m. A. M. Entered & Exemined. # END OF INSTRUMENT # # L. Stevens and Evelyn C. Stevens, husband and wife, Burg. Worcester County, Massachusetts, ion paid of \$38,800.00
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We, Roland of Fitchb for considerati derant to F 1 F with quiltizin	ber 25, 1974 at 11 h. 23 m. A. M. Entered & Exemined. * END OF INSTRUMENT * * L. Stevens and Evelyn C. Stevens, husband and wife. Burg. Worcester County, Massachusetts, ios paid of \$38,500.00 Pitchburg Housing Authority LI Murmandy Road Pitchburg, Worcester County, Massachusetts

Deed

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

MON 1136 MAR 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° M. by said atreet eighty-five (85) feet, more or less to a stone bound at land now or formerly of more or less to a stone bound at land now or formerly of Summer G. Ream, et ux.; thence by said Kean land N. 38° 19° Summer G. Ream, et ux.; thence by said Kean land N. 38° 19° E. one hundred nineteen and 65/100 (119.65) 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 (185.65) feet more or less to a stone bound at land formerly of H. G. McTaggart; thence N. 16° 45° E. by eaid McTaggart land through a stone bound near Nt. Globe Street one hundred four and 58/100 (104.58) near Nt. Globe Street; thence had 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. twenty-three and 56/100 (123.56) feet; thence S. 31° 02° E. land now or late of florence M. Page; thence S. 39° 10° M. land now or late of florence M. Page; thence S. 39° 10° M. 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 convayed to us as tenents by the entirety, by dead of Illa A. Leach, dated July 24, 1964, recorded with Morcester Mortharn District Registry of Deads in Sook 953, Page 250.

Subject to a proportionate share of the taxes of the City of Fitch-burg, Mescachusetts for the year 1974.

25th day of hand mand seal o this Witnessei.

October, 1974

Witnessed by

Commonwealth of Massachusetts

October 25, 1974 Worcester, SS.

Then personally appeared the above named Roland L. Stavens & Evelyn C. Stavens

and acknowledged the foregoing instrument to be

their

free act and deed,

Robert L. Ware My commission expires Notary Public. August 7, 1981

Received October 25, 1974 at 19 h. 55 m. P. M. Entered & Exemined.

PRAISAL 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 stricted to the statad 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 onallyses, 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 in	
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 the Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere the Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere the Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere the Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere the Appraisal Report (A written report of the statad intended use by the specified client or intended user.) Comments on Standards Rule 2-3 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. I have no present or prespective interest in the proparty that is the subject of this report and no personal interest with respect to the parties involved. I have no present or prespective interest in the proparty that is the subject of this report within the three-year period in	re in this report.)
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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 Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere restricted to the stated intended use by the specified client or intended user.) Comments on Standards Rule 2-3 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 intended users or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. It 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 in	
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My compensation for completing this assignment is not contingent upon the development or reporting at a present interest value of direction in value in the intended use of this	
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ere 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
eal property appraisal assistance is stated elsewhere in this report).	
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USPAP COMPLIANCE ADDENDUM

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Fit	chburg County Worceste	r	State MA	Zip Code 01420	
ider/Ct	ent Ettchburg Housing Authority		Client Reference #		
	Only those i	terns chacked	X apply to this coods.		
JRPO	OSE, FUNCTION AND INTENDED USE OF THE APPRA	ISAL			
	The purpose of the appraisal is to provide an opinion of market company facilitating the assignment for the referenced client as client mentioned in this report in evaluating the subject property intended user, or for any other use than the stated intended use. The purpose of the appraisal is to provide an opinion of market	value of the sa the intended of for lending pu- tor lending pu- to prohibited.	rposes. The use of this appraisal by anyone off ibject property as defined in this report, on behi	er than the stated	
×	client mentioned in this report in evaluating the subject is properly the control of the stated intended use, is prohibited, other than the stated intended use, 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 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 the reference of the control of the appraisal is to assist the client mentioned in this report in the reference of the appraisal is to assist the client mentioned in this report in the reference of the appraisal is to assist the client mentioned in this report in the reference of the appraisal is to assist the client mentioned in this report in the reference of the appraisal is to assist the client mentioned in this report in the reference of the appraisal is to assist the client mentioned in this report in the reference of the appraisal is to assist the client mentioned in this report in the reference of the appraisal is to assist the client mentioned in this report in the reference of the appraisal is to assist the client mentioned in this report in the reference of the appraisal is to assist the client mentioned in this report.				
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8	This is a Appraisal written in a This is a Limited Appraisal written in a the body or addenda of the report. The client has agreed that a	Report for Limited Appra	Report format and the USPAP Departurmat and the USPAP Departure Rule has been i isal is sufficient for its purposes.	re Rule has <u>no</u> t been invoked. nvoked as disclosed in	
	E (EXTENT) OF REPORT				
NAAD!	the appraisal is based on the information gathered by the appr property and neighborhood, and selection of comparable sales comparables is shown in the Date Source section of the maris presented first. The sources and data are considered reliable is been used. Data believed to be unreliable was not included in applied to this assignment may be further imparted within the Conditions and Appraiser's Certification such as may be utilize applicable. KETING TIME AND EXPOSURE TIME FOR THE SUBJE	et grid along w When conflicti the report nor i report, the App ed within the Fi	th the source of confirmation, if available. The og information was provided, the source deeme used as a basis for the value conclusion. The ex- raiser's Certification below and/or any other St. eddie Mac form 439 or Fannie Mae form 1004b	enginal source is d most reliable has tent of analysis stement of Limiting	
VIAK			doute) utilizing market conditions pertinent to	the appraisal assignment	
X		90-180	day(s) utilizing market conditions pertinent to	the appraisal assignment	
APPE	RAISER'S CERTIFICATION				
00	ertify that, to the best of my knowledge and belief:				
	The statements of fact contained in this report are true at The report analyses, opinions, and conclusions are limit impartial, and unbiased professional analyses, opinions, I have no present or prospective interest in the property involved, unless otherwise stated within the report. I have no bias with respect to the property that is the sut My engagement in this assignment was not contingent. My compensation for completing this assignment is not value that favors the cause of the client, the amount of the event directly related to the intended use of this appraisation. My analyses, opinions, and conclusions were developed Professional Appraisal Practice. I have	and conclusion and conclusion that is the subject of this repoper developing contingent up the value opinion. I, and this repoper of the proposition and which the person signated.)	sect of this report, and nor personal interest with nort or to the parties involved with this assignme g or reporting predetermined results. In the development or reporting of a predetermin, the attainment of a stipulated result, or the ocur, the second prepared, in conformity with the United that is the subject of this report, (If more the additional side and make a personal inspection of this report.)	respect to the parties and ned value or direction in currence of a subsequent form Standards of an one person signs this report, if the appraisal property.) a of each individual	
_	precedence				
APF	PRAISER'S AND SUPERVISORY APPRAISER'S SIGNA	17	SUPERVISORY-APPRAISER (only if require	ed)	
APP	PRAISER / Sulah	M //			
c'-	Avenu /		Signature:		
Sign	nature ne: Rudolph J Baldarelli Jr.		Name:		
	ma ta mamada		Date of Report (Inspection):		
	e of Report (Inspection): DET 5/2020 Le License/Certification #: 70203		State License/Certification #:		
	te di License/Certification:		State of License/Certification:		
	iration Date of License/Certification: Q6/05/2021		Expiration Date of License/Certification:	10	
Exp	III AUDII DALIS DI CIDONION SYMMOSOSIII		Interior & Exterior In	spected Comparables terior & Exterior derior only	

The most probable price which a property should bring in a competitive and open market under all conditions DEFINITION OF MARKET VALUE: 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 annraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

The appraiser's certification that appears in the appraisal report is subject to the following CONTINGENT AND LIMITING 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 bide 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
- 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 appraisar 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 appraises 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 appraisar 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
- B. 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 mortgages 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 lander/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 convayed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION:

The Appraiser certifies and agrees that:

- I have researched the subject marker 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 comparation analysis and have made a dollar adjustment when appropriate to reflect the marker 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
 variation. If a significant item in a comparable and, if a significant item in a comparable property is interior to, or less favorable than the subject property. I have made
 a positive adjustment to increase the adjusted sales price of the comparable.
- I have taken into consideration the factors that have an impact on value in my development of the astimate of market value in the appraisal report. I have not knowledge 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 appraised 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 un 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 responsibilition 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 appraisar 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 appraisar's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

APPRAISER:	SUPERVISORY APPRAISER (only if required):
Signature frosten / June	Signature:
Name: Rudolph J Baldarelli Jr.	Name:
Nation	Date Signed:
Date Signed. 6672512025	State Certification #:
or State License #: 70203	or State License #:
	State:
State: NA Expiration Date of Certification or License: 06/05/2021	Expiration Date of Certification or License:
	Did Did Nat 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:

Appraised Value

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

\$200,000 \$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

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 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.

Proposal Schedule:

RFP Schedule (Rolling after Initial)				
Secretary of Commonwealth	August 2 nd , 2020			
Central Registry (C.R.) Posting	,			
RFP Released & C.R. Publishing	August 12 th , 2020			
Initial Proposal Opening Deadline	Wednesday September			
Initial Proposal Opening Deadline	16 th , 2020 by 01:00 p.m.			
2nd Opening Deadline (if needed)	Wednesday October 14 th			
2nd Opening Deadline (if needed)	2020 by 01:00 p.m.			
2d O	Wednesday November			
3rd Opening Deadline (if needed)	18 th 2020 by 01:00 p.m.			
Ath Oursing Deadline (if a saded)	Wednesday December 16th			
4th Opening Deadline (if needed)	2020 by 01:00 p.m.			
Fit Our rain - Deadline (if needed)	Wednesday, January 13 th			
5th Opening Deadline (if needed)	2021 by 01:00 p.m.			
Call Outside Decidios (if you deal)	Wednesday February 10 th ,			
6th Opening Deadline (if needed)	2021 by 01:00 p.m.			
7th Oursing Paradisa (if a raded)	Wednesday March 10			
7th Opening Deadline (if needed)	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 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:

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, 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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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:
 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 Main50 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.comdbushman@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 16 th, 2020 by 01:00 p.m. If the FHA does

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August 27 September 3 2020