

## Rogers Oxford Redevelopment Study

DRAFT

### Introduction

The purpose of this study is to evaluate the assets at the surplus Oxford and Rogers Schools in Fairhaven, Massachusetts and make recommendations for selling the properties for private use. In 2011 HMFH Architects performed an Elementary School study for the Town of Fairhaven. This report relies on some of information collected in that study as well as from the town's assessing, zoning and public works departments. The existing conditions of the interior and exterior were detailed in the HMFH study however there has been further deterioration since their report. My current evaluation focused on the exterior of the buildings with most attention on the original buildings. The interior space requirements are unknown and the systems and utilities are highly unlikely to be salvageable in an adaptive reuse. A thorough analysis of the educational needs was also presented. After lengthy and impassioned debate the Town voted not to use the Oxford and Rogers Schools. The Town has no other economically feasible municipal uses for the properties and desires to sell the properties for private use as a result they have been vacant for over a year. The asphalt parking lots are cracking and buckling. The masonry is deteriorating and requires extensive pointing and repair, slate shingles are coming loose from the roof, the wood trim is rotting at doors and windows and the copper gutters are rotting through. Damage to the building envelope will escalate due to the elements if costly repairs are not performed. They are also the subject of some vandalism, graffiti and interior water leaks.

The two properties are very similar. They both were originally built in the late 1800's as eight room school houses and they both had significant additions built in the repairs are not made 1950's. Both original buildings feature detailed architectural elements that are intact but are in need of repairs and restorations. The addition portion of both sites is generally intact but lacking any features to compel it being saved if it were not economically prudent to do so. Both sites are serviced by municipal storm, water and sewer services. NStar provides gas and electric service and Comcast and Verizon provide communication systems. The Rogers site is flat and rectangular and bordered by public roads on three sides and a small playground and bike bath on the fourth side. The Oxford site is rectangular and sloping and is bordered municipal roads on two sides a large park on one side and residential properties on the fourth. Both sites are zoned RA. The Fairhaven North End Improvement Association occupies a small detached building located on the corner of the Oxford site. Both sites have detached portable classrooms on them that are in disrepair. All of these structures should be removed prior to taking any action to sell or otherwise repurpose the sites.

Given the desirable architectural features of both original schools there is some likelihood that a developer would find it economically feasible to restore those buildings. The additions are non-descript

at best and are also in need of extensive repair and are more likely to be demolished. A low impact commercial or industrial use that required minimal expenditures on the interior may be an option at the Oxford School. The parking lots at both Schools is in requires replacement and regarding if it is to be reused.

#### Possible Re-Uses

- Private or charter school
- Residential house lots
- Assisted living center
- Studio and small apartments
- Low impact commercial i.e. climate controlled storage.
- Function Hall restaurant

#### Private School

The problems with upgrading or even maintaining the facilities for educational purposes is the essentially the same for a private or charter school as it was for the town. It is unlikely that a purchaser would be able to properly restore the properties for this purpose.

#### Residential House Lots

Insofar as the properties are zone for residential use, the most obvious use would be as single family house lots. This would require the demolition of all of the existing structures. The cost of this demolition and cleanup substantially reduces the market value of the sites. The total number of legal lots that can be cut into the site is dependent on the total land that the town determines it would make available to sell. Both sites have paper roads and other contiguous municipal land that could be used to add to the area and a small portion may make it possible to create another lot or two. It is likely that the Oxford site would accommodate 3 house lots and the Rogers 4-6. The current market value of these lots is approximately \$100,000 per lot at the Oxford site and 150,000 at the Rogers site. These funds would barely cover the cost of decommissioning, abating and demolishing the buildings. Selling the sites to demolish the buildings and create house lots is not my recommendation. Single family homes generally are a net negative from the tax revenue standpoint. This is due to the public education costs that typically come with this type of development.

#### Desirable Non-conforming uses

I suggest a RFP process be instituted for both sites the Rogers site hold potential for studio and one bedroom apartments or an assisted living facility. The Oxford original building could also function as one bedroom and studio apartments and the 1950's addition could function as a storage facility or other low impact commercial use. Both original schools are architecturally suited to house a function center or restaurant. The open stairwells, lack of handicapped accessibility, costly historic restorations to the exterior and substantial neighborhood impact at both sites are major challenges for this alternative. While neither property is on a historic register nor is there currently a legal requirement to perform a

historic restoration, the strong public support and possible tax incentives may lead to a selection that includes this option.

#### Auction the properties

The “simplest” way to sell the properties is to auction them. An unrestricted true auction will provide for a relatively speedy disposition of the property but the Town will have very limited control of how or when the properties are redeveloped. If the town desires to control the future uses of the properties they can develop deed restrictions and other conditions to the sale.

#### Issue a Request for Proposals

An RFP is a controlled Auction where money is not the only determining factor. If the Town is to sell the properties through a RFP process they can stipulate conditions such as future uses and requirements for Historic restoration of the exterior of the sites. The RFP should include significant controls to assure the properties are developed in a timely fashion and as proposed. It is recommended that a substantial deposit be required of the selected developer(s). The suggested re-uses are a small sample of the alternatives that may be economically feasible for the properties. The selling price should be one factor in selecting a development team. Future benefits to the town in the form of tax revenue, social services, and job creation are a few of the factors that are considered when using the RFP process. There is a strong desire among many townspeople to keep the historic Original buildings especially the Rogers School due to its history with Henry Huttleston Rogers and its proximity to other historic buildings (a historical pamphlet detailing the Rogers School history is attached as well as a copy of the deed). Sometimes due to strong non-price elements in a proposal the purchase price will be minimal or zero. In this case the deposit would be returned after critical benchmarks are met. The RFP should include a claw back clause to further insure compliance with the proposed development plans.

#### The basic RFP should include

- Introduction
- Development concept
- Design and Development Guidelines
- Criteria for Selection of Development Team
- Instructions for completion and submission of proposals
- Required development team information
- Evidence of financial capability
- Procedures for evaluation, selection, sale and conveyance
- Submission requirements (Date/Time location certifications etc.)
- Ranking criteria
- Town’s Reservation of Rights (including refusal of all proposals)

## Promotion of RFP

It is clearly in the town's interest to receive as many proposals as possible. One way to accomplish this is to reach out to known architects, developers, owners, property managers, and end users of repurposed historic properties. The processing and effective promotion of a RFP requires considerable effort. If the town does not have the staff available or to hire/contract a designated coordinator to perform the necessary tasks they could contract with a Real Estate Broker on a contingent flat fee basis. A "template RFP" has been prepared to be used as a "tool" to develop criteria needed to complete a sale. It is not in a final form to be issued and must be reviewed and amended by Town Counsel, selectmen, and town department heads before any issuance.

## Attachments

1. Existing conditions photos and descriptions
2. Assessors field cards
3. Municipal utility schematic
4. Comparable residential land sales
5. Examples of adaptively reused schools
6. Copy of Deed
7. Historical Pamphlet
8. Existing condition Photos
9. RFP template





Rogers missing slates lifting flashing



Rogers Popping bricks



Oxford eave damage

















OXFORD  
SCHOOL

HOME OF NORTH FAIRHAVEN  
**NFIA**  
IMPROVEMENT ASSOCIATION

RESTORED FAIRHAVEN FIRE STATION NO. 3

NFIA  
267  
1988

EMERGENCY  
VEHICLES  
ONLY

MAILBOX  
TROOP 1042







OXFORD 1896 SCHOOL




Use of tobacco  
is prohibited



on all school property  
at all times





NO  
PARKING  
IN FRONT OF DOOR  
FIRE EXIT

























Use of tobacco  
is prohibited























MAY 15

A.D. 1884























08 009  
MAP BLOCK LOT

1 of 3 GOVERNMENT  
CARD Fairhaven

TOTAL ASSESSED: 2,686,100  
17401



PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		PLEASANT STREET, Fairhaven

OWNERSHIP

Owner 1:	FAIRHAVEN TOWN OF
Owner 2:	
Owner 3:	
Street 1:	40 CENTER STREET
Street 2:	
Town/City:	FAIRHAVEN
SV/Prov:	MA
Postal:	02719

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Town/City:	
SV/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 71,751 SQ FT of land mainly classified as IMPR EDUC with a(n) SCHOOL Building Built about 1884, Having Primarily BRICK Exterior and SLATE Roof Cover, with 0 Units, 0 Baths, 10 HalfBaths, 0 3/4 Baths, 0 Rooms Total, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Description	Amount	Com. Int
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
934	2,348,200		71751.000	136,000	2,484,200		
Total Card	2,348,200		1.647	136,000	2,484,200	Entered Lot Size	
Total Parcel	2,550,100		1.647	136,000	2,686,100	Total Land:	
Source:	Market Adj Cost				Parcel: 82.13	Land Unit Type:	
					Total Value per SQ unit /Card: 81.20		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2014	934	FV	2,550,100	0	71,751	136,000	2,686,100	2,686,100	Year End Roll	11/12/2014
2013	934	FV	2,551,000	0	71,751	145,100	2,696,100	2,696,100	Year End Roll	12/18/2012
2012	934	FV	2,552,200	0	71,751	145,100	2,697,300	2,697,300	Year End Roll	12/28/2011
2011	934	FV	2,553,200	0	71,751	152,300	2,705,500	2,705,500	Year End	10/20/2010
2010	957	FV	2,554,100	0	71,750.727	213,600	2,767,700	2,767,700	Year End	10/21/2009
2009	957	FV	2,556,300	0	71,750.727	231,400	2,787,700	2,787,700		11/20/2008
2008	957	FV	2,556,300	0	71,750.727	246,300	2,802,600	2,802,600		10/3/2007
2007	957	FV	2,400,200	0	71,750.727	246,300	2,646,500	2,646,500	Year End	11/12/2007

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc	PCL Value	PAT ACCT.	Notes
	113-331		6/19/1985									

TAX DISTRICT

Parcel ID	08-009
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BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/10/2010	19651	REPAIRS	5,000		6/24/2011			
8/8/2007	17831	INT ALTE	350		2/27/2008			
4/30/2007	17531	INT ALTE	4,853		2/27/2008			
9/12/2004	15133	INT ALTE	200		5/13/2005			

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2012	INSPECTED	JB	JBentencourt
6/24/2011	PERMIT VISIT	JB	JBentencourt
2/27/2008	PERMIT VISIT	JB	JBentencourt

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	RA	SINGLE RE	100	U		
o				t		
n				i		
Census:				Exempt		
Flood Haz:				Topo		
D				Street		
s				Traffic		
t						

LAND SECTION (First 7 lines only)

Use Code	LU/C	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh Influ	Neigh Mod	Int 1	%	Int 2	%	Int 3	%	Appraised Value	Alt Class.	Spec Land Code	Fact Use Value	Notes
934	IMPR EDUC		71751		SITE		0	3.75	0.505	05	RA							135,985			136,000	

Sign: \_\_\_\_\_



EXTERIOR INFORMATION

Type: 58 - SCHOOL	
Sly Ht: 2 - TWO STORY	
(Liv) Units: 0	Total: 0
Foundation: 2 - CONC BLOCK	
Frame: 3 - CONCRETE	
Prime Wall: 07 - BRICK	
Sec Wall: %	
Roof Struct: 1 - GABLE	
Roof Cover: 2 - SLATE	
Color:	
View / Desir:	

BATH FEATURES

Full Bath	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth	Rating:
1/2 Bath: 10	Rating: AVERAGE
A Hbth:	Rating:
Otherfx:	Rating:

COMMENTS

SCHOOL.

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: BRS: Baths: HB: 10	

REMODELING

RES BREAKDOWN

Exterior:	No Unit	RMS	BRS	FL
Interior:				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				

INTERIOR INFORMATION

Avg Ht/Fl: 12	
Prim Int Wall: 2 - PLASTER	
Sec Int Wall:	
Partition:	
Prim Floors: 14 - ASPHL TILE	
Sec Floors:	
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel: 1 - OIL	
Heat Type: 3 - FORCED HW	
Heat Sys:	
% Heated: 100	% AC:
Solar HW: NO	Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond: VG - Very Good	20. %
Functional:	
Economic:	
Special:	
Override:	
Total:	20.7 %

CALC SUMMARY

Basic \$ / SQ:	80.00
Size Adj.: 0.80563438	
Const Adj.: 1.03877842	
Adj \$ / SQ:	66.950
Other Features:	20000
Grade Factor:	1.30
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	2961.199
Depreciation:	612968
Depreciated Total:	2348231

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WVA\$/SQ:				Ind Val
Jurs. Factor:				Before Depri: 86.70
Special Features: 0				Val/Su Net: 55.83
Final Total:	2348200			Val/Su SZAd: 69.67

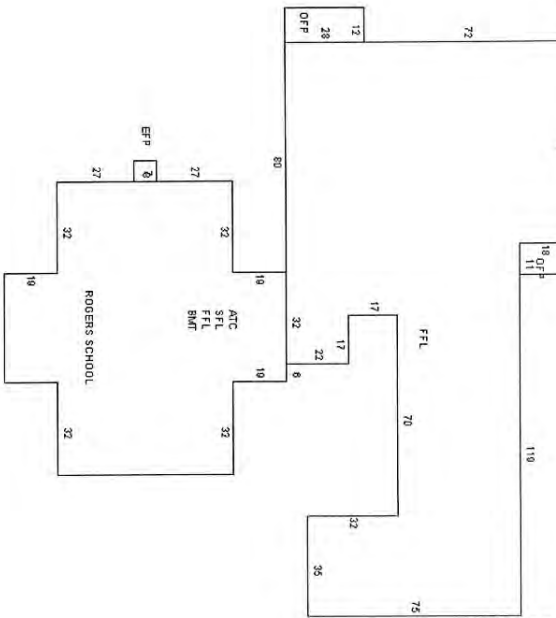
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFract	Jurs. Value
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PARCEL ID

08-009

SKETCH



Sum Area By Label:  
EFP = 56  
ATC = 7768  
SFL = 22927  
F.L. = 22927  
B.M. = 7768  
O.F.P. = 624

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrp	% Ten	#
F.L.	1ST FLOOR	22,827	66,950	1,528,269					
B.M.	BASEMENT	7,768	13,390	104,014					
SFL	2ND FLOOR	7,768	66,950	520,068					
ATC	ATTIC	3,107	33,480	104,014					
OFP	OPEN PORCH	534	14,760	7,883					
EFP	ENCL PORCH	56	42,750	2,394					

SUB AREA DETAIL

Net Sketched Area:	42,060	Total:	2,266,642
Size Adj	33702.2	Gross Area	46721
		FinArea	30555

IMAGE



More: N

Total Yard Items:

Total Special Features:

Total:



22A 194  
MAP BLOCK LOT

LOT2

LOT3

1 of 1  
CARD

Fairhaven

TOTAL ASSESSED: 376,500  
126481

PROPERTY LOCATION

No	Alt No	Direction/Street/City
930		LIVSEY PARKWAY, Fairhaven

OWNERSHIP

Owner 1:	FAIRHAVEN TOWN OF	Unit #:
Owner 2:		
Owner 3:		
Street 1:	40 CENTER STREET	
Street 2:		
Twn/City:	FAIRHAVEN	
SubProv:	MA	City
Postal:	02719	Own Occ:
		Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
SubProv:	
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 499,333 SQ FT of land mainly classified as VACANT TOWN

OTHER ASSESSMENTS

Code	Description	Amount	Com. Int
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
930			499333.000	376,500	376,500		3
Total Card			11.463	376,500	376,500	Entered Lot Size	
Total Parcel			11.463	376,500	376,500	Total Land:	
Source:	Market Adj Cost					Parcel: N/A	
						Land Unit Type:	
							Insp Date
							01/01/00

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2014	930	FV	0	499,333	376,500	376,500	376,500	376,500	Year End Roll	1/17/2014
2013	930	FV	0	499,333	401,600	401,600	401,600	401,600	Year End Roll	12/18/2012
2012	930	FV	0	499,333	401,600	401,600	401,600	401,600	Year End Roll	12/28/2011
2011	930	FV	0	499,333	421,700	421,700	421,700	421,700	Year End	10/20/2010
2010	930	FV	0	499,333	748,900	748,900	748,900	748,900	Year End	10/21/2009
2009	930	FV	0	499,333	762,900	762,900	762,900	762,900	Year End	11/20/2008
2008	930	FV	0	499,333	811,600	811,600	811,600	811,600	Year End	10/3/2007
2007	930	FV	0	499,333	820,500	820,500	820,500	820,500	Year End	1/12/2007

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	159-95		4/10/1893			1	No	No		2648

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	159-95		4/10/1893			1	No	No		2648

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	159-95		4/10/1893			1	No	No		2648

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
10/13/2005	16179	Other	65,000		4/6/2005			concession stand

ACTIVITY INFORMATION

Date	Result	By	Name
1/1/2000	INSPECTED	JB	JBettercourt

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	RA	SINGLE RE	100	U		
0				1		
n				1		
Census:				Exempt		
Flood Haz:				Topo		
D				Street		
S				Traffic		
1						

LAND SECTION (First 7 lines only)

Use	Description	LUC	No of Units	Depth/ Price/Units	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh	Neigh	Inf 1	%	Inf 2	%	Inf 3	%	Appraised Value	Alt	%	Spec	J	Fact	Use Value	Notes
930	VACANT TOV		499333		SQ FT	SITE		0	3.75	0.201 05		RA							376,500						376,500	

Total AC/H/A: 11.4631	Total SF/SM: 499333.00	Parcel LUC: 930	VACANT TOWN	Prime NB Desc: 005	Total: 376,500	Spl Credit:	Total: 376,500
Disclaimer: This Information is believed to be correct but is subject to change and is not warrantable. Database: AssessorPro							
2015							



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

# EXTERIOR INFORMATION

# BATH FEATURES

# COMMENTS

# SKETCH

Type:		Full Bath:	Rating:
Sty Ht:		A Bath:	Rating:
(Liv) Units:	Total:	3/4 Bath:	Rating:
Foundation:		A 3/4Bth:	Rating:
Frame:		1/2 Bath:	Rating:
Prime Wall:		A HBth:	Rating:
Sec Wall:	%	Oth-Fix:	Rating:
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

# OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Fpl:	Rating:
WSFue:	Rating:

# GENERAL INFORMATION

# CONDO INFORMATION

Grade:		Location:	
Year Bilt:	Eff Yr Bilt:	Total Units:	
Alt LUC:	Alt %:	Floor:	
Jurisdct:	Fact:	% Own:	
Const Mod:		Name:	
Lump Sum Adj:			

# INTERIOR INFORMATION

Avg Ht/FL:		Phys Cond:	AV - Average	0 %
Prim Int Wal:		Functional:		%
Sec Int Wal:	%	Economic:		%
Partition:		Special:		%
Prim Floors:		Override:		%
Sec Floors:	%	Total:		0 %

# DEPRECIATION

# CALC SUMMARY

Bsmnt Gar:		Basic \$ / SQ:	1,000,000,000
Electric:		Const Adj:	8,000,000,000
Insulation:		Adj \$ / SQ:	
Int vs Ext:		Other Features:	0
Heat Fuel:		Grade Factor:	
Heat Type:		Neighborhood Inf:	1,000,000,000
# Heat Sys:		LUC Factor:	1.00
% Heated:	% AC:	Adj Total:	0
Solar HW:	Central Vac:	Depreciation:	0
% Com Wal:	% Sprinkled	Depreciated Total:	0

# RESIDENTIAL GRID

1st Res Grid	Desc:	# Units
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS:	BRS:

# REMODELING

# RES BREAKDOWN

Exterior:	No Unit	RMS	BRS	FL
Interior:				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				

# COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
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# SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
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# SUB AREA DETAIL

Sub Area	% Usbl	Descrp	% Type	Qu Ten
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# IMAGE

AssessPro Patriot Properties, Inc

# SPEC FEATURES/YARD ITEMS

Code	Description	A YrS	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFract	Jurfs. Value
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# PARCEL ID

22A-194

Net Sketched Area:		Total:	
Size Ad	Gross Area	FinArea	

More: N

Total Yard Items:

Total Special Features:

Total:



22A  
MAP

193  
BLOCK

LOT

LOT2

LOT3

1 of 1  
CARD

Fairhaven

INDUSTRIAL  
TOTAL ASSESSED: 161,600  
126471

PROPERTY LOCATION

No	Alt No	Direction/Street/City
267		ADAMS STREET, Fairhaven

OWNERSHIP

Owner 1:	FAIRHAVEN TOWN OF
Owner 2:	TOWN POSSESSIONS
Owner 3:	
Street 1:	40 CENTER STREET
Street 2:	

Town/City: FAIRHAVEN

S/P/Prov:	MA	Cntry:		Own Occ:	
Postal:	02719	Type:			

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
S/P/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 14,565 SQ FT of land mainly classified as IMPR PUB SAF with a(n) FIRE STAT Building Built about 1920, Having Primarily ASBESTOS Exterior and ASPHALT SH Roof Cover, with 1 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms Total, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Description	Amount	Com. Int
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
935	57,800		14565.000	103,800	161,600

Total Card	57,800	0.334	103,800	161,600
Total Parcel	57,800	0.334	103,800	161,600
Source: Market Adj Cost			Total Value per SQ unit /Card: 192.38	Parcel: 192.38

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2014	935	FV	57,800	0	14,565.	103,800	161,600	161,600	Year End Roll
2013	935	FV	57,800	0	14,565.	110,700	168,500	168,500	Year End Roll
2012	935	FV	57,800	0	14,565.	110,700	168,500	168,500	Year End Roll
2011	935	FV	57,800	0	14,565.	116,300	174,100	174,100	Year End
2010	950	FV	57,800	0	14,565.	121,500	179,300	179,300	Year End
2009	950	FV	61,100	0	14,565.	131,200	192,300	192,300	
2008	950	FV	61,100	0	14,565.	139,600	200,700	200,700	
2007	950	FV	61,100	0	14,565.	139,600	200,700	200,700	Year End

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value
	000000		3/25/1988			1	No	No	

TAX DISTRICT

Parcel ID	22A-193
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PAT ACCT.

Notes	2647
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Patriot  
Properties Inc.

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1: NI	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fac Dist:	
Reval Dist:	
Year:	
Land Reason:	
Blk Reason:	

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	RA	SINGLE RE	100	U		
0				t		
n				1		
Census:				Exempt		
Flood Haz:						
D				Topo		
S				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

Use	Description	LUC	No of Units	Depth / Price/Units	Unit Type	Land Type
935	IMPR PUB SA		14565		SQ FT	SITE

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
------	--------	--------	--------	-----	------------	----------	-----------	---------

ACTIVITY INFORMATION

Date	Result	By	Name
1/1/2000	INSPECTED	JB	JBeitencourt

Sign: \_\_\_\_\_

Appraised Value	Alt	%	Spec	J	Fact	Use Value	Notes
103,818						103,800	

Total AC/H/A:	0.334366	Total SF/SM:	14565.00	Parcel LUC:	935	IMPR PUB SAF	Prime NB Desc:	005
---------------	----------	--------------	----------	-------------	-----	--------------	----------------	-----

Total:	103,818	Spl Credit:		Total:	103,800
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

2015 melody



# EXTERIOR INFORMATION

Type/48 - FIRE STAT	
Sty Ht: 1 - ONE STORY	
(Liv) Units: 1 Total: 1	
Foundation: 6 - SLAB	
Frame:	
Prime Wall: 05 - ASBESTOS	
Sec Wall:	
Roof Struct: 1 - GABLE	
Roof Cover: 1 - ASPHALT SH	
Color:	
View / Desir:	
GENERAL INFORMATION	
Grade: C - AVERAGE	
Year Blt: 1920 Eff Yr Blt:	
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

# BATH FEATURES

Full Bath	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
Otherfx:	Rating:

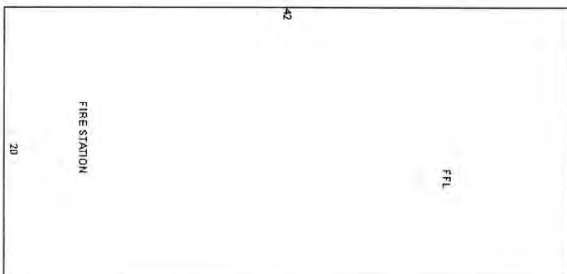
# COMMENTS

FIRE STATION.

# RESIDENTIAL GRID

1st Res Grid	Desc:	# Units
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS:	BRS: Baths: HB

# SKETCH



# INTERIOR INFORMATION

Avg Ht/Ft: 10	
Prim Int Wall: 2 - PLASTER	
Sec Int Wall:	
Partition:	
Prim Floors: 12 - CONCRETE	
Sec Floors:	
Bsmnt Fir:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel: 2 - GAS	
Heat Type: 2 - GRAVITY H/A	
# Heat Sys:	
% Heated: 100	% AC:
Solar HW: NO	Central Vac: NO
% Com Wal	% Sprinkled

# DEPRECIATION

Phys Cond: GV - Good-VG	0%
Functional:	
Economic:	
Special:	
Overide:	
Total:	0%

# CALC SUMMARY

Basic \$ / SQ: 70.00	
Size Adj.: 1.14999998	
Const Adj.: 0.85535997	
Adj \$ / SQ: 68.856	
Other Features: 0	
Grade Factor: 1.00	
Neighborhood Int: 1.00000000	
LUC Factor: 1.00	
Adj Total: 57839	
Depreciation: 0	
Depreciated Total: 57839	

# COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

# REMODELING

# RES BREAKDOWN

Exterior:	No Unit	RMS	BRS	FL
Interior:				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				

# SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	840	68.860	57,839

# SUB AREA DETAIL

Sub	%	Descrp	%	Qu	#
Area	Usbl	Type			Ten

# IMAGE

AssessPro Patriot Properties, Inc

# SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juns	Value
------	-------------	-------	-----	----------	------	-----	------	------------	-----	-----	-----	------	-------	------------	------	-------	------	-------

# PARCEL ID

22A-193

More: N

Total Yard Items:

Total Special Features:

Total:





Patriot Properties Inc.

## Fairhaven

2015



EXTERIOR INFORMATION

Type:	
Sty Ht:	
(L/v) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Descri:	

BATH FEATURES

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3/4Bth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OtherFix:	Rating:

COMMENTS

ROGERS SCHOOL PLAYGROU.

SKETCH

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units
Level	FY LR DR D K FFR RR BR FB HB L	O
Other		
A Kils:	Rating:	
Frl:	Rating:	
Lvl 2		
Lvl 1		
Lower		
Totals	Rms:	Brs: Baths: HB

GENERAL INFORMATION

Grade:	
Year Bilt:	Est Yr Bilt:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	% Own:
Lump Sum Adj:	Name:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

INTERIOR INFORMATION

Avg Ht/Ft:	
Prim Int Wall:	%
Sec Int Wall:	%
Partition:	%
Prim Floors:	%
Sec Floors:	%
Bsmnt Flr:	%

DEPRECIATION

Phys Cond:	AV - Average	0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		0%

REMODELING

RES BREAKDOWN

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
------	-----------	-----	------	------------

SUB AREA

Code	Description	Area - SQ	Rate - AV	Under Value	Sub Area	% Usbl	Descrp	% Type	Qu Ten
------	-------------	-----------	-----------	-------------	----------	--------	--------	--------	--------

SUB AREA DETAIL

Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	% AC:
Solar HW:	Central Vac:
% Corn Wal	% Sprinkled

CALC SUMMARY

Basic \$ / SQ:	Size Adj.: 1.000000000
	Const Adj.: 8.000000000
	Adj \$ / SQ:
	Other Features: 0
	Grade Factor:
	Neighborhood Inf: 1.000000000
	LUC Factor: 1.00
	Adj Total: 0
	Depreciation: 0
	Depreciated Total: 0

WVA\$/SQ:	AvRate:	Ind Val
Juris. Factor:		
Special Features: 0		Before Depr: 0.00
Final Total: 0		Val/Su Net
		Val/Su SzAdj

Net Sketched Area:		Total:
Size Adj	Gross Area	FinArea

IMAGE

AssessPro Patriot Properties, Inc

More: N

Total Yard Items:

Total Special Features:

Total:





PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		PLEASANT STREET, Fairhaven

OWNERSHIP

Owner 1:	FAIRHAVEN TOWN OF	Unit #:
Owner 2:		
Owner 3:		
Street 1:	40 CENTER STREET	
Street 2:		
Twn/City:	FAIRHAVEN	
Slp/Prov:	MA	City/
Postal:	02719	Omn Occ: Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
Slp/Prov:	City/
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 71,751 SQ FT of land mainly classified as IMPR EDUC with a(n) SCHOOL. Building Built about 1972, Having Primarily WOOD Exterior and ASPHALT SH Roof Cover, with 0 Units, 0 Baths, 2 HalfBaths, 0 3/4 Baths, 0 Rooms Total, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Description	Amount	Com. Int
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
957	99,200		0.000		99,200		
Total Card	99,200		0.000		99,200		
Total Parcel	2,550,100		1.647	136,000	2,686,100	Entered Lot Size	
Source:	Market Adj Cost					Total Land:	
						Insp Date	
						Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

TAX DISTRICT

PAT ACCT.

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment	Date	Result	By	Name
									8/21/2012	INSPECTED	JB	Bettencourt

BUILDING PERMITS

ACTIVITY INFORMATION

Item	Code	Descrp	%	Item	Code	Descrp
Z	RA	SINGLE RE	100	U		
0				1		
n				1		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
1				Traffic		

LAND SECTION (First 7 lines only)

Use	Description	LUC	No of Units	Depth/ PricUnits	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh Infru	Neigh Mod	Infr 1	%	Infr 2	%	Infr 3	%	Appraised Value	Alt	%	Spec	J	Fact	Use Value	Notes
957	CHARITABLE		0		SQ FT	SITE		0	0.000	05																

Total ACHA: 0	Total SF/SM: 0.00	Parcel LUC: 934	IMPR EDUC	Prime NB Desc: 005	Total:	Spl Credit:	Total:
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# EXTERIOR INFORMATION

Type: 56 - SCHOOL	
Sly Ht: 1 - ONE STORY	
(L/v) Units: Total: 0	
Foundation: 2 - CONC BLOCK	
Frame:	
Prime Wall: 26 - WOOD	
Sec Wall:	
Roof Struct: 1 - GABLE	
Roof Cover: 1 - ASPHALT SH	
Color:	
View / Desir:	

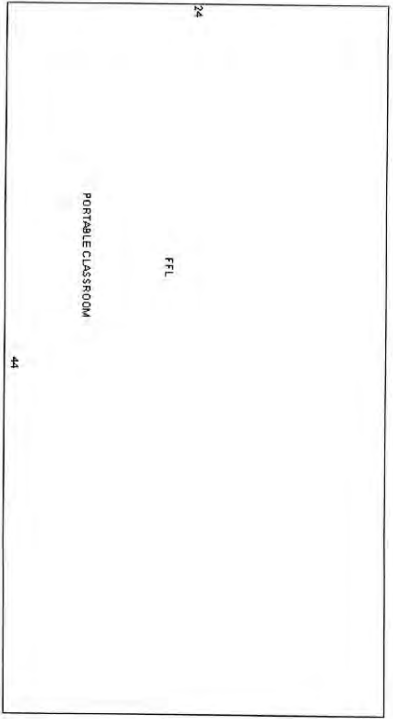
# BATH FEATURES

Full Bath	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3/4Bth	Rating:
1/2 Bath: 2	Rating: AVERAGE
A HBth:	Rating:
Other Fix:	Rating:

# COMMENTS

PORTABLE CLASSROOM.

# SKETCH



Scan Area by Label :  
FLL = 1056

# OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Fpbl:	Rating:
WSFlue:	Rating:

# GENERAL INFORMATION

Grade: C - AVERAGE	
Year Bilt: 1972	Eff Yr Bilt:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

# CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

# REMODELING

Exterior:	Interior:	Res Breakdown
Additions:	Kitchen:	No Unit RMS BRS FL
Baths:	Plumbing:	
Electric:	Heating:	
General:		
Totals		

# INTERIOR INFORMATION

Avng Ht/FL:	
Prim Int Wall: 2 - PLASTER	
Sec Int Wall:	
Partition:	
Prim Floors: 14 - ASPHL TILE	
Sec Floors:	
Bsmnt Fir:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel: 3 - ELECTRIC	
Heat Type: 4 - RADIANT HW	
# Heat Sys:	
% Heated: 100	% AC: 100
Solar HW: NO	Central Vac: NO
% Com Wal	% Sprinkled

# DEPRECIATION

Phys Cond: AV - Average	28.8 %
Functional:	
Economic:	
Special:	
Override:	
Total:	28.8 %

# CALC SUMMARY

Basic \$ / SQ: 80.00	
Size Adj.: 1.60000002	
Const Adj.: 0.97970796	
Adj \$ / SQ: 125.403	
Other Features: 6870	
Grade Factor: 1.00	
Neighborhood Inf: 1.00000000	
LUC Factor: 1.00	
Adj Total: 139295	
Depreciation: 40117	
Depreciated Total: 99178	

# COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
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# SUB AREA

Code	Description	Area - SQ	Rate - AV	Undep Value
FLL	1ST FLOOR	1,056	125.400	132,425

# SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Ten
----------	--------	---------	-------

# SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juns. Value
------	-------------	-------	-----	----------	------	-----	------	------------	-----	-----	-----	------	-------	------------	------	-------	-------------

# PARCEL ID 08-009

# IMAGE

Net Sketched Area: 1,056	Total:	132,425
Size Adj: 1056	Gross Area: 1056	Fin Area: 1056

AssessPro Patriot Properties, Inc

More: N

Total Yard Items:

Total Special Features:

Total:







PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		PLEASANT STREET, Fairhaven

OWNERSHIP

Owner 1:	FAIRHAVEN TOWN OF	Unit #:
Owner 2:		
Owner 3:		
Street 1:	40 CENTER STREET	
Street 2:		
Twn/City:	FAIRHAVEN	
SubProv:	MA	County:
Postal:	02719	Own Occ:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
SubProv:	
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 71,751 SQ FT of land mainly classified as IMPR EDUC with a(n) SCHOOL Building Built about 1972, Having Primarily WOOD Exterior and ASPHALT SH Roof Cover, with 0 Units, 0 Baths, 4 HalfBaths, 0 3/4 Baths, 0 Rooms Total, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Description	Amount	Com. Int.
------	-------------	--------	-----------

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
957	102,700		0.000		102,700		
Total Card	102,700		0.000		102,700		
Total Parcel	2,550,100		1.647	136,000	2,686,100	Entered Lot Size	
Source: Market Adj Cost						Total Land:	
						Parcel: 82.13	
						Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Blq Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Parcel ID	Notes	Date
									08-009		

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	PAT ACCT.	Notes
---------	-----------	------	------	-----------	------------	---	-----	-------	-----------------	-----------	-------

TAX DISTRICT

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BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment	Activity Information

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2012	INSPECTED	JB	J.Bethenourt

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	RA	SINGLE RE	100	U		
0				t		
n				i		
Census:				Exempt		
Flood Haz:						
D				Topo		
S				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

Use	LT	Base	Unit Price	Adj	Neigh	Neigh	Inf1	%	Inf2	%	Inf3	%	Appraised	Alt	%	Spec	J	Fact	Use Value	Notes
Description	Factor	Value											Value	Class		Land	Code			
957 CHARTABLE		0			0	0.00005														

Sign: \_\_\_\_\_

Total AC/Ha:	0	Total SF/SM:	0.00	Parcel LUC:	934	IMPR EDUC	Prime NB Desc:	005	Total:		Spl Credit:		Total:	
--------------	---	--------------	------	-------------	-----	-----------	----------------	-----	--------	--	-------------	--	--------	--



More: N			
Total Yard Items:			
Total Special Features:			

Total:	
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EXTERIOR INFORMATION				BATH FEATURES			
Type:	58 - SCHOOL			Full Bath:	Rating:		
Sy Ht:	8 -			A Bath:	Rating:		
(Lv) Units:	Total:0			3/4 Bath:	Rating:		
Foundation:	2 - CONC BLOCK			A 3Ceth:	Rating:		
Frame:				1/2 Bath:	4 Rating: AVERAGE		
Prime Wall:	26 - WOOD			A Hbth:	Rating:		
Sec Wall:				Other fix:	Rating:		
Roof Struct:	1 - GABLE			OTHER FEATURES			
Roof Cover:	1 - ASPHALT SH			Kits:	Rating:		
Color:				A Kits:	Rating:		
View / Desir:				Fpl:	Rating:		
				WSFlue:	Rating:		
GENERAL INFORMATION				CONDO INFORMATION			
Grade:	C - AVERAGE			Location:			
Year Blt:	1972			Eff Yr Blt:			
Alt LUC:				Alt %:			
Jurisdct:				Fact:			
Const Mod:				Floor:			
Lump Sum Adj:				% Own:			
				Name:			
INTERIOR INFORMATION				DEPRECIATION			
Avg Ht/Ft:				Phys Cond:	AV - Average		28. %
Prim Int Wall:	8 - PL YWD PANL			Functional:			
Sec Int Wall:				Economic:			
Partition:				Special:			
Prim Floors:	4 - CARPET			Override:			
Sec Floors:	14 - ASPHL TIL			Total:	28.8 %		%
Bsmnt Fir:				CALC SUMMARY			
Bsmnt Gar:				Basic \$ / SQ:	80.00		
Electric:				Size Adj.:	1.60000002		
Insulation:				Cost Adj.:	0.96712999		
Int vs Ext:				Adj \$ / SQ:	126.353		
Heat Fuel:	3 - ELECTRIC			Other Features:	10870		
Heat Type:	4 - RADIANT HW			Grade Factor:	1.00		
# Heat Sys:				Neighborhood Inf:	1.000000000		
% Heated:	100			LUC Factor:	1.00		
Solar HW:	NO			Adj Total:	144298		
% Com Wall:				Depreciation:	41558		
	% Sprinkled			Depreciated Total:	102740		

COMMENTS																																			
PORTABLE CLASSROOM																																			
<div> <div>RESIDENTIAL GRID</div> <table> <tr> <td>1st Res Grid</td> <td>Desc:</td> <td colspan="2"></td> <td># Units</td> </tr> <tr> <td>Level</td> <td>FY</td> <td>LR</td> <td>DR</td> <td>D</td> </tr> <tr> <td></td> <td>K</td> <td>FR</td> <td>RR</td> <td>BR</td> </tr> <tr> <td></td> <td>FB</td> <td>HB</td> <td>L</td> <td>O</td> </tr> </table> </div>										1st Res Grid	Desc:			# Units	Level	FY	LR	DR	D		K	FR	RR	BR		FB	HB	L	O						
1st Res Grid	Desc:			# Units																															
Level	FY	LR	DR	D																															
	K	FR	RR	BR																															
	FB	HB	L	O																															
<div> <div>REMODELING</div> <table> <tr> <td>Exterior:</td> <td></td> </tr> <tr> <td>Interior:</td> <td></td> </tr> <tr> <td>Additions:</td> <td></td> </tr> <tr> <td>Kitchen:</td> <td></td> </tr> <tr> <td>Baths:</td> <td></td> </tr> <tr> <td>Plumbing:</td> <td></td> </tr> <tr> <td>Electric:</td> <td></td> </tr> <tr> <td>Heating:</td> <td></td> </tr> <tr> <td>General:</td> <td></td> </tr> </table> </div>					Exterior:		Interior:		Additions:		Kitchen:		Baths:		Plumbing:		Electric:		Heating:		General:		<div> <div>RES BREAKDOWN</div> <table> <tr> <td>No Unit</td> <td>RMS</td> <td>BRS</td> <td>FL</td> </tr> <tr> <td colspan="4">Totals</td> </tr> </table> </div>					No Unit	RMS	BRS	FL	Totals			
Exterior:																																			
Interior:																																			
Additions:																																			
Kitchen:																																			
Baths:																																			
Plumbing:																																			
Electric:																																			
Heating:																																			
General:																																			
No Unit	RMS	BRS	FL																																
Totals																																			
<div> <div>COMPARABLE SALES</div> <table> <tr> <td>Parcel ID</td> <td>Typ</td> <td>Date</td> <td>Sale Price</td> </tr> <tr> <td colspan="4"></td> </tr> </table> </div>										Parcel ID	Typ	Date	Sale Price																						
Parcel ID	Typ	Date	Sale Price																																
W\$/Sq. Ft.		AvRate:	Ind Val																																
Juris. Factor:		Before Depr:		126.35																															
Special Features: 0		Val/Su Net:		97.25																															
Final Total: 102700		Val/Su SzAd		97.25																															

### SUB AREA

Code	Description	Area - SQ	Rate - /AV	Undepr Value
FFL	1ST FLOOR	1.056	126.350	133.428

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu Ten	#
<div style="position: relative; width: 100%; height: 100%;"> <div style="position: absolute; top: 0; right: 0; font-size: 0.8em;"> Sum Area By Label :  FFL = 1056 </div> </div>					

### SUB AREA

Code	Description	Area - SQ	Rate - /AV	Undepr Value
FFL	1ST FLOOR	1.056	126.350	133.428

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu Ten	#
<div style="position: relative; width: 100%; height: 100%;"> <div style="position: absolute; top: 0; right: 0; font-size: 0.8em;"> Sum Area By Label :  FFL = 1056 </div> </div>					

### SUB AREA

Code	Description	Area - SQ	Rate - /AV	Undepr Value
FFL	1ST FLOOR	1.056	126.350	133.428

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu Ten	#
<div style="position: relative; width: 100%; height: 100%;"> <div style="position: absolute; top: 0; right: 0; font-size: 0.8em;"> Sum Area By Label :  FFL = 1056 </div> </div>					

### SUB AREA

Code	Description	Area - SQ	Rate - /AV	Undepr Value
FFL	1ST FLOOR	1.056	126.350	133.428

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu Ten	#
<div style="position: relative; width: 100%; height: 100%;"> <div style="position: absolute; top: 0; right: 0; font-size: 0.8em;"> Sum Area By Label :  FFL = 1056 </div> </div>					

### SUB AREA

Code	Description	Area - SQ	Rate - /AV	Undepr Value
FFL	1ST FLOOR	1.056	126.350	133.428

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu Ten	#
<div style="position: relative; width: 100%; height: 100%;"> <div style="position: absolute; top: 0; right: 0; font-size: 0.8em;"> Sum Area By Label :  FFL = 1056 </div> </div>					

### SUB AREA

Code	Description	Area - SQ	Rate - /AV	Undepr Value
FFL	1ST FLOOR	1.056	126.350	133.428

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu Ten	#
<div style="position: relative; width: 100%; height: 100%;"> <div style="position: absolute; top: 0; right: 0; font-size: 0.8em;"> Sum Area By Label :  FFL = 1056 </div> </div>					

### SUB AREA

Code	Description	Area - SQ	Rate - /AV	Undepr Value
FFL	1ST FLOOR	1.056	126.350	133.428

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu Ten	#
<div style="position: relative; width: 100%; height: 100%;"> <div style="position: absolute; top: 0; right: 0; font-size: 0.8em;"> Sum Area By Label :  FFL = 1056 </div> </div>					

### SUB AREA

Code	Description	Area - SQ	Rate - /AV	Undepr Value
FFL	1ST FLOOR	1.056	126.350	133.428

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu Ten	#
<div style="position: relative; width: 100%; height: 100%;"> <div style="position: absolute; top: 0; right: 0; font-size: 0.8em;"> Sum Area By Label :  FFL = 1056 </div> </div>					

### SUB AREA

Code	Description	Area - SQ	Rate - /AV	Undepr Value
FFL	1ST FLOOR	1.056	126.350	133.428

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu Ten	#
<div style="position: relative; width: 100%; height: 100%;"> <div style="position: absolute; top: 0; right: 0; font-size: 0.8em;"> Sum Area By Label :  FFL = 1056 </div> </div>					

### SUB AREA

Code	Description	Area - SQ	Rate - /AV	Undepr Value
FFL	1ST FLOOR	1.056	126.35	



PROPERTY LOCATION

No	Alt No	Direction/Street/City
347		MAIN STREET, Fairhaven

OWNERSHIP

Owner 1:	FAIRHAVEN TOWN OF	Unit #:
Owner 2:	OXFORD SCHOOL	
Owner 3:		
Street 1:	40 CENTER STREET	
Street 2:		
Twn/City:	FAIRHAVEN	
S/Prov:	MA	County
Postal:	02719	Own Occ: Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
S/Prov:	County
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 31,680 SQ FT of land mainly classified as IMPR EDUC with a(n) SCHOOL Building Built about 1896, Having Primarily BRICK Exterior and ASPHALT SH Roof Cover, with 0 Units, 0 Baths, 10 HalfBaths, 0 3/4 Baths, 0 Rooms Total, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrp/No	Amount	Com. Int
------	-----------	--------	----------

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
934	2,822,000		31680.000	113,400	2,935,400		
Total Card	2,822,000						
Total Parcel	2,908,900			0.727	113,400	Entered Lot Size	
Source:	Market Adj Cost				3,022,300	Total Land:	
					102.43	Parcel: 101.71	
						Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2014	934	FV	2,908,900	0	31,680	113,400	3,022,300	3,022,300	Year End Roll	1/7/2014
2013	934	FV	2,909,300	0	31,680	121,000	3,030,300	3,030,300	Year End Roll	12/8/2012
2012	934	FV	2,909,700	0	31,680	121,000	3,030,700	3,030,700	Year End Roll	12/28/2011
2011	934	FV	2,910,200	0	31,680	127,100	3,037,300	3,037,300	Year End	10/20/2010
2010	957	FV	2,910,600	0	31,680	132,800	3,043,400	3,043,400	Year End	10/21/2009
2009	957	FV	2,911,600	0	31,680	147,300	3,058,900	3,058,900		11/20/2008
2008	957	FV	2,911,600	0	31,680	156,700	3,068,300	3,068,300		10/31/2007
2007	957	FV	2,732,000	0	31,680	156,700	2,888,700	2,888,700	Year End	11/12/2007

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	PAT ACCT.	Notes
	000000		3/25/1988			1	No	No			2646

TAX DISTRICT

Parcel ID	22A-192
-----------	---------

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
1/9/2007	17334	RE-ROOF	300		2/26/2008			
9/21/2001	12687	RENOVATE	5,672					

ACTIVITY INFORMATION

Date	Result	By	Name
2/26/2008	PERMIT VISIT	JB	JBettencourt

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	RA	SINGLE RE	100	U		
o				t		
n				i		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

LAND SECTION (first 7 lines only)

Use	LU	No of Units	Depth/	Unit Type	Land Type	LT	Base	Unit Price	Adj	Neigh	Neigh	Intf 1	%	Intf 2	%	Intf 3	%	Appraised	Alt	%	Spec	J	Fact	Use Value	Notes
Code	Descrp	Fact	Price/Units	Unit Type	Land Type	Factor	Value				Intfu	Mod						Value	Class		Land	Code			
934	IMPR EDUC		31680		SITE		0	3.75	0.955 05			RA						113,445							113,400

Sign: \_\_\_\_\_



USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1: NI	
Prior Id # 2: Y	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Bid Reason:	







PROPERTY LOCATION

No	Alt No	Direction/Street/City
		SPRUCE STREET, Fairhaven

OWNERSHIP

Owner 1:	FAIRHAVEN TOWN OF	Unit #:
Owner 2:	OXFORD SCHOOL	
Owner 3:		
Street 1:	40 CENTER STREET	
Street 2:		
Twn/City:	FAIRHAVEN	
S/Prov:	MA	Chnly
Postal:	02719	Omn Occ: Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
S/Prov:	Chnly
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 31,680 SQ FT of land mainly classified as IMPR EDUC with a(n) SCHOOL Building Built about 1972, Having Primarily WOOD Exterior and ASPHALT SH Roof Cover, with 0 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms Total, and 0 Bdrms

OTHER ASSESSMENTS

Code	Descrp/No	Amount	Com. Int
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
957	86,900		0.000		86,900		
Total Card	86,900		0.000		86,900	Entered Lot Size	
Total Parcel	2,908,900		0.727	113,400	3,022,300	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card	82.29	Parcel: 101.71	Land Unit Type:		Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Card	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Parcel ID	22A-192	Notes	Date
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SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
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TAX DISTRICT

PAT ACCT.

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment	Date	Result	By	Name
------	--------	--------	--------	-----	------------	----------	-----------	---------	------	--------	----	------

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment	Date	Result	By	Name
------	--------	--------	--------	-----	------------	----------	-----------	---------	------	--------	----	------

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	RA	SINGLE RE	100	U		
0				t		
0						
n				i		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

LAND SECTION (first 7 lines only)

Use	Description	LUC	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh	Neigh	Neigh	Inf1	%	Inf2	%	Inf3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact Use Value	Notes
957	CHARTABLE		0		SQ FT	SITE		0	0.000	05																	

Total ACH/A:	0	Total SF/SM:	0.00	Parcel LUC:	934	IMPR EDUC	Prime NB Desc:	005	Total:	Spl Credit:	Total:
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# EXTERIOR INFORMATION

# BATH FEATURES

# COMMENTS

# SKETCH

Type: 58 - SCHOOL	Full Bath	Rating:
Sy Ht: 1 - ONE STORY	A Bath:	Rating:
(Liv) Units: Total: 0	3/4 Bath:	Rating:
Foundation: 2 - CONC BLOCK	A 3QBth	Rating:
Frame:	1/2 Bath:	Rating:
Prime Wall: 26 - WOOD	A HBth:	Rating:
Sec Wall:	Other Fix:	Rating:
Roof Struct: 1 - GABLE	OTHER FEATURES	
Roof Cover: 1 - ASPHALT SH	Kits:	Rating:
Color:	A Kits:	Rating:
View / Desir:	Frdl:	Rating:
GENERAL INFORMATION	WSFlue:	Rating:
Grade: C - AVERAGE	CONDO INFORMATION	
Year Blt: 1972	Location:	
Alt LUC:	Total Units:	
Jurisdct:	Floor:	
Const Mod:	% Own:	
Lump Sum Adj:	Name:	

# INTERIOR INFORMATION

# DEPRECIATION

Avg Ht/FL: 8	Phys Cond: AV - Average	28.8 %
Prim Int Wal: 2 - PLASTER	Functional:	%
Sec Int Wal:	Economic:	%
Partition:	Special:	%
Prim Floors: 14 - ASPHL TILE	Overide:	%
Sec Floors:	Total:	28.8 %
Bsmnt Flr:	CALC SUMMARY	
Bsmnt Gar:	Basic \$ / SQ: 80.00	
Electric:	Size Adj.: 1.60000002	
Insulation:	Const Adj.: 0.90286815	
Int vs Ext:	Adj \$ / SQ: 115.567	
Heat Fuel: 3 - ELECTRIC	Other Features: 0	
Heat Type: 13 - RADIANT EL	Grade Factor: 1.00	
# Heat Sys:	Neighborhood Inf: 1.00000000	
% Heated: 100	LUC Factor: 1.00	
Solar HW: NO	Adj Total: 122039	
% Com Wal	Depreciation: 35147	
	Depreciated Total: 86892	

# COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

PORTABLE CLASS ROOM.		RESIDENTIAL GRID	
1st Res Grid	Desc:	# Units	
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS:	BRS:	Baths: HB

# REMODELING

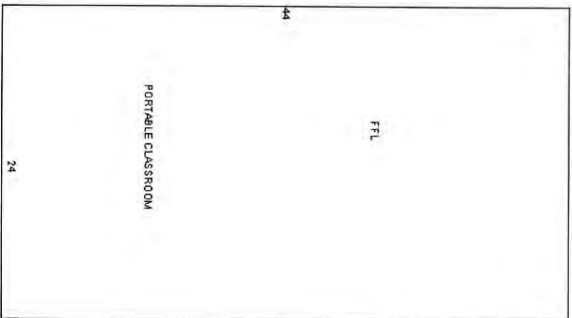
# RES BREAKDOWN

# SUB AREA

Code	Description	Area - SQ	Rate - AV	Under Value
FFL	1ST FLOOR	1,056	115.570	122,039

# SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu Ten



Scale Area By Label:  
FFL = 1056

# SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFract	Jurts Value
------	-------------	-------	-----	----------	------	-----	------	------------	-----	-----	-----	------	-------	------------	------	--------	-------------

WtA\$/SQ:	AvRate:	Ind Val
Jurts. Factor:	Before Depr:	115.57
Special Features: 0	Val/Su Net:	82.29
Final Total: 86900	Val/Su SZAdj	82.29

Net Sketched Area:	1,056	Total:	122,039
Size Adj	1056	Gross Area	1056
		FinArea	1056

# IMAGE

AssessPro Patriot Properties, Inc

More: N

Total Yard Items:

Total Special Features:

Total:



## Corcoran House, Clinton, Massachusetts

**Corcoran House is an assisted living community born out of the restoration of a historic schoolhouse in the middle of Clinton, MA. Opened in 1998, the house features 42 apartments and features a staff of trained professionals.**

At Corcoran House, you're part of a vibrant community of friends, family and staff. You'll enjoy a lifestyle free of household chores and maintenance so that you may pursue lifelong interests or discover new ones. It's why we believe that Corcoran House is not just a place to live; it's a way of life.



\* Required

Full Name \*

Email Address \*

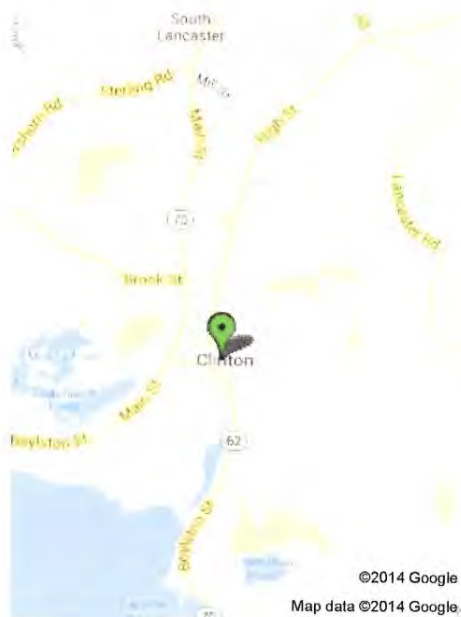
Phone Number \*

When are you moving?

What size apartment are you looking for?

Enter Word Verification in box below \*

Submit



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Map data ©2014 Google

[CAREERS](#) | [EMPLOYEES](#) | [BLOG](#)

*Our new address is:*  
1400 Providence Highway, Suite 1000  
Norwood, MA 02062







CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd.	Ch. Description	Element	Cd.	Ch. Description
Style	74	Home for Aged			
Model	94	Commercial			
Grade	05	Average +20			
Stories	2.75				
Occupancy	40				
Exterior Wall 1	20				
Exterior Wall 2					
Roof Structure	03				
Roof Cover	11				
Interior Wall 1	01				
Interior Wall 2	03				
Interior Floor 1	12				
Interior Floor 2					
Heating Fuel	02				
Heating Type	06				
AC Type	01				
Bldg Use	1250				
Total Rooms					
Total Bedrms	00				
Total Baths	0				
Heat/AC	00				
Frame Type	03				
Baths/Plumbing	02				
Ceiling/Wall	06				
Rooms/Ptns	02				
Wall Height	12				
% Conn Wall	0				
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)					
Code	Description	Sub Sub Description	L/B Units	Unit Price	Yr
				Gide	Dp Rt Cnd %Cnd Apr Value
BUILDING SUB-AREA SUMMARY SECTION					
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost
BAS	First Floor	7,096	7,096	7,096	112.89
FOP	Porch, Open, Finished	0	280	70	28.22
FUS	Upper Story, Finished	7,296	7,296	7,296	112.89
TQS	Three Quarter Story	5,472	7,296	5,472	84.67
UBM	Basement, Unfinished	0	7,096	1,774	28.22
Ttl. Gross Liv/Lease Area:			19,864	29,064	21,708
					2,450,681

76	96	96	28	10	4	20	4	10	10	28
TQS FUS BAS UBM										











**MLS #:** 71433438 **Status:** SLD **DOM:** 230 **Sale Price:** \$88,000 **List Price:** \$99,500  
**Sale Date:** 5/16/2013 **List Date:** 9/11/2012  
**Off Mkt. Date:** 4/29/2013 **Orig. Price:** \$99,500  
**Tax:** \$1142 **Fy:** 2012  
**Water:** Public, At Street  
**Remarks:** Lot 9 is ready to build with town approvals. "Mariner Estates" is a well-valued Community convenient to beaches, shopping, parks, schools, restaurants, golf, marinas, bike path, recreation fields and commuting. It is situated along the Massachusetts south coast with access to Boston, Providence, Newport, Cape Cod and the Islands with ferry service. OWNER FINANCING & BUILDER'S PACKAGE AVAILABLE. Town water/sewer, nat. gas, cable provided at street.  
**List Office:** Olde Dartmouth Sotheby's International Realty (508) 996-6562 Ext. 302  
**List Agent:** Robert Hamilton  
**Sale Office:** Andrew Mitchell & Company, LLC (978) 341-5200 Ext. 5201  
**Sale Agent:** Maria Rebello Marks



**MLS #:** 71486059 **Status:** SLD **DOM:** 39 **Sale Price:** \$90,000 **List Price:** \$104,900  
**Sale Date:** 5/31/2013 **List Date:** 2/25/2013  
**Off Mkt. Date:** 4/4/2013 **Orig. Price:** \$104,900  
**Tax:** \$2583 **Fy:** 2012  
**Water:** Private  
**Remarks:** 1.25 ACRES of Land in Fairhaven MA down a private road. To be sold in as-is, as-seen condition. Site previously had a single family dwelling which passed Title 5. Buyers should perform due diligence on land and usability. All info deemed reliable but not guaranteed & should be verified by buyer(s) prior to offers.  
**List Office:** RE/MAX Classic (508) 997-5757 Ext. 217  
**Sale Office:** RE/MAX Classic (508) 997-5757 Ext. 217  
**List Agent:** Elizabeth Silva  
**Sale Agent:** Elizabeth Silva



**MLS #:** 71433406 **Status:** SLD **DOM:** 273 **Sale Price:** \$107,000 **List Price:** \$117,500  
**Sale Date:** 8/16/2013 **List Date:** 9/11/2012  
**Off Mkt. Date:** 6/11/2013 **Orig. Price:** \$117,500  
**Tax:** \$1141 **Fy:** 2012  
**Water:** Public, At Street  
**Remarks:** Lot 7 is ready to build with town approvals in place. "Mariner Estates" is a well-valued Community convenient to beaches, shopping, parks, schools, restaurants, golf, marinas, bike path, recreation fields and commuting. It is situated along the Massachusetts south coast with access to Boston, Providence, Newport, Cape Cod and the Islands with ferry service. OWNER FINANCING & BUILDER'S PACKAGE AVAILABLE. Town water/sewer, nat. gas, cable provided at street.  
**List Office:** Olde Dartmouth Sotheby's International Realty (508) 996-6562 Ext. 302  
**List Agent:** Robert Hamilton  
**Sale Office:** Riverside Realty (508) 677-2294  
**Sale Agent:** William Bissonnette



**MLS #:** 71433096 **Status:** SLD **DOM:** 350 **Sale Price:** \$111,500 **List Price:** \$117,500  
**Sale Date:** 9/30/2013 **List Date:** 9/10/2012  
**Off Mkt. Date:** 8/26/2013 **Orig. Price:** \$117,500  
**Tax:** \$1142 **Fy:** 2012  
**Water:** Public, At Street  
**Remarks:** Lot 6 is ready to build with town approvals in place. "Mariner Estates" is a well-valued Community convenient to beaches, shopping, parks, schools, restaurants, golf, marinas, bike path, recreation fields and commuting. It is situated along the Massachusetts south coast with access to Boston, Providence, Newport, Cape Cod and the Islands with ferry service. Town water/sewer, nat. gas, cable provided at street.  
**List Office:** Olde Dartmouth Sotheby's International Realty (508) 996-6562 Ext. 302  
**List Agent:** Robert Hamilton





**MLS #:** 71432046 **Status:** SLD **DOM:** 419

Lot 3, 26 Welcome St.  
 Fairhaven, MA: East Fairhaven 02719  
**Type:** Residential **Zoning:** RA  
**Electric:** At Street **Gas:** At Street **Acres:** 0.34 (15008 sq.ft.)  
**Sewer:** Public, At Street  
**Doc on Hand:** Legal Description, Subdivision Approval, Land Survey, Restrictive Covenants

**Sale Price:** \$115,000 **List Price:** \$117,500  
**Sale Date:** 12/31/2013 **List Date:** 9/7/2012  
**Off Mkt. Date:** 10/31/2013 **Orig. Price:** \$117,500  
**Tax:** \$1140 **Fy:** 2012  
**Water:** Public, At Street

**Remarks:** Lot 3 is ready to build with town approvals & pond frontage. "Mariner Estates" is a well-valued Community convenient to beaches, shopping, parks, schools, restaurants, golf, marinas, bike path, recreation fields and commuting. It is situated along the Massachusetts south coast with access to Boston, Providence, Newport, Cape Cod and the Islands with ferry service. SELLER FINANCING & BUILDER'S PACKAGE AVAILABLE. Town water/sewer, nat. gas, cable provided at street.

**List Office:** Olde Dartmouth Sotheby's International Realty [R] (508) 996-6562 Ext. 302

**List Agent:** Robert Hamilton [R]

**Sale Office:** Olde Dartmouth Sotheby's International Realty [R] (508) 996-6562 Ext. 302

**Sale Agent:** Robert Hamilton [R]



**MLS #:** 71416790 **Status:** SLD **DOM:** 107

0 Judson Drive  
 Fairhaven, MA 02719  
**Type:** Residential **Zoning:** RA  
**Electric:** Other (See Remarks) **Gas:** Other (See Remarks) **Acres:** 1.27 (55485 sq.ft.)  
**Sewer:** Other (See Remarks)  
**Doc on Hand:** --

**Sale Price:** \$120,000 **List Price:** \$129,700  
**Sale Date:** 8/31/2012 **List Date:** 8/1/2012  
**Off Mkt. Date:** 8/17/2012 **Orig. Price:** \$129,700  
**Tax:** \$1203 **Fy:** 2011  
**Water:** Other (See Remarks)

**Land Descr:** Level, Cleared

**Remarks:** Rare Opportunity! This doesn't come up often. 5 Minutes from Huge shopping area, walking distance to bike path. Great neighborhood off the beat and path. Build your dream house or develop without the expense of removing trees. It's 1.27 acres of mowed grass. Possibility of 2 build able lots. Enjoy privacy while being in a family neighborhood with the largest piece of property in the development. Great school district, NEW school! Cleared lot, no wetlands! Town Sewer and water

**List Office:** Ryan Realty & Associates [R] (774) 202-7060

**Sale Office:** WEICHERT, REALTORS® - Neves & Cashman Realty [R] (508) 990-7775

**List Agent:** Paula Levasseur [R]  
**Sale Agent:** Sandra Teves [R]



**MLS #:** 71603685 **Status:** SLD **DOM:** 1548

99 New Boston Rd  
 Fairhaven, MA 02719  
**Type:** Residential **Zoning:** RR  
**Electric:** Underground **Gas:** Other (See Remarks) **Acres:** 2.34 (101960 sq.ft.)  
**Sewer:** Public, At Street  
**Doc on Hand:** Restrictive Covenants, Recorded Plat

**Sale Price:** \$155,000 **List Price:** \$167,500  
**Sale Date:** 4/1/2014 **List Date:** 11/1/2013  
**Off Mkt. Date:** 2/24/2014 **Orig. Price:** \$167,500  
**Tax:** \$1564 **Fy:** 2013  
**Water:** Public, At Street

**Land Descr:** Easements, Wetlands, Wooded

**Remarks:** ONE LOT LEFT!!!! WHAT A LOCATION!!!! This land is gorgeous! WE'VE PROVIDED TREES for seclusion and privacy from road. IT FEELS LIKE A NATURE HAVEN! Listen to the birds, natural landscaping enhances the personal touch of your colorful foliage. WHERE ELSE CAN YOU FIND a spot to build your dream home, in this price range without being surrounded by numerous homes. And GUESS WHAT? IT HAS TOWN SEWER and if you want town water, IT IS AVAILABLE! Approved & ready to build!! AGENTS SEE SHOWING INSTRUCTION

**List Office:** RE/MAX Welcome Home [R] (508) 823-2700

**Sale Office:** RE/MAX Welcome Home [R] (508) 823-2700

**List Agent:** Sharon Simmons [R]  
**Sale Agent:** Sharon Simmons [R]



**MLS #:** 71325708 **Status:** SLD **DOM:** 207

0 linden ave  
 Fairhaven, MA 02719  
**Type:** Residential **Zoning:** res  
**Electric:** At Street **Gas:** At Street **Acres:** 0.78 (34018 sq.ft.)  
**Sewer:** Public  
**Doc on Hand:** --

**Sale Price:** \$180,000 **List Price:** \$199,900  
**Sale Date:** 8/31/2012 **List Date:** 1/10/2012  
**Off Mkt. Date:** 8/6/2012 **Orig. Price:** \$199,900  
**Tax:** \$1315 **Fy:** 2012  
**Water:** Public

**Land Descr:** Level, Wooded

**Remarks:** rare 3/4 acre lot near high school in established single family neighborhood

**List Office:** Canto Real Estate [R] (508) 995-4644

**Sale Office:** Platinum Group Realty, Inc. [R] (508) 993-1110

**List Agent:** Roger B. Canto [R]  
**Sale Agent:** Judith Lima [R]





**MLS #:** 71516539 **Status:** SLD **DOM:** 656 **Sale Price:** \$525,000 **List Price:** \$750,000  
**67 Middle St** **Sale Date:** 8/7/2013 **List Date:** 4/29/2013  
**Fairhaven, MA 02719** **Off Mkt. Date:** 8/1/2013 **Orig. Price:** \$750,000  
**Type:** Commercial **Tax:** \$8504 **Fy:** 2013  
**Electric:** At Street **Water:** Public  
**Doc on Hand:** --

**Land Descr:** Corner, Cleared, Scenic View(s)

**Remarks:** 1.32 Acres Land near the Village with views of Fairhaven Harbor. Four parcels comprise this property: Map 11, Lots 35, 36 & 145; Map 9, Lot 14. Outside of designated port.

**List Office:** E. J. Pontiff Real Estate [EJ](#) (508) 961-1671 **List Agent:** E. Jeffrey Pontiff [EJ](#)  
**Sale Office:** E. J. Pontiff Real Estate [EJ](#) (508) 961-1671 **Sale Agent:** E. Jeffrey Pontiff [EJ](#)

**Land Listings:** 13 **Avg. List\$:** \$164,385 **Avg. DOM:** 402.62 **Avg. Sale\$:** \$135,808


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Property Type(s): LD  
 Status: SLD  
 Timeframe: TODAY - 24 MONTHS  
 Towns: Fairhaven, MA; Fairhaven:East Fairhaven , MA; Fairhaven:Harbor View , MA; Fairhaven:Nasketucket , MA; Fairhaven:Sciticut Neck , MA; Fairhaven:West Island, MA; Fairhaven:Wilbur's Point, MA


## 13 Listings

## Land Listings

	<b>MLS #:</b> 71336295	<b>Status:</b> SLD	<b>DOM:</b> 264	<b>Sale Price:</b> \$45,000	<b>List Price:</b> \$65,000
	LOT 29 washburn avenue			<b>Sale Date:</b> 8/1/2012	<b>List Date:</b> 2/8/2012
	Fairhaven, MA:East Fairhaven 02719			<b>Off Mkt. Date:</b> 5/18/2012	<b>Orig. Price:</b> \$65,000
	<b>Type:</b> Residential	<b>Zoning:</b> RES	<b>Acres:</b> 2.27 (99000 sq.ft.)	<b>Tax:</b> \$1492.32	<b>Fy:</b> 2010
	<b>Electric:</b> Nearby	<b>Gas:</b> None	<b>Sewer:</b> Nearby	<b>Water:</b> Nearby	
	<b>Doc on Hand:</b> Other (See Remarks)				

**Land Descr:** Esements, Level, Wetlands, Irregular Lot, Other (See Remarks)  
**Remarks:** THERE IS ONLY ENOUGH UPLANDS FOR 1 BUILDABLE LOT. TOWN HAS ISSUED FINAL APPROVAL WITH CONDITIONS. SELLER IF FINALIZING THOSE DETAILS WITH THE TOWN BOARD. IT IS POSSIBLE SOME OF THE LAND(WETLANDS) WILL BE DEEDED BACK TO THE TOWN. IF THE FINAL LOT SIZE CHANGES A NEW DEED WILL BE RECORDED FOR THE USABLE PORTION THAT IS BUILDABLE. THE ROAD WILL CONTINUE TO BE A GRAVEL ROAD. TOWN WATER AND SEWER NEARBY.


**List Office:** Tom Gavin Realty  (508) 728-2266


**Sale Office:** Tom Gavin Realty  (508) 728-2266

<b>MLS #:</b> 71128021	<b>Status:</b> SLD	<b>DOM:</b> 869	<b>Sale Price:</b> \$60,000	<b>List Price:</b> \$69,000
58 Ocean Avenue			<b>Sale Date:</b> 3/30/2013	<b>List Date:</b> 8/25/2010
Fairhaven, MA 02719			<b>Off Mkt. Date:</b> 1/10/2013	<b>Orig. Price:</b> \$95,000
<b>Type:</b> Residential	<b>Zoning:</b> RR	<b>Acres:</b> 0.08 (3616 sq.ft.)	<b>Tax:</b> \$1583.86	<b>Fy:</b> 2010
<b>Electric:</b> At Street	<b>Gas:</b> At Street	<b>Sewer:</b> Public	<b>Water:</b> Public	
<b>Doc on Hand:</b> --				



**Land Descr:** Level  
**Remarks:** Great opportunity to build 1300+ sq. ft. home! Approved plans will transfer to new buyer. Town water, sewer & gas available. Enjoy walks down the street to the ocean from this location.

**List Office:** Platinum Group Realty, Inc.  (508) 993-1110


**Sale Office:** Platinum Group Realty, Inc.  (508) 993-1110

<b>MLS #:</b> 71433451	<b>Status:</b> SLD	<b>DOM:</b> 38	<b>Sale Price:</b> \$84,000	<b>List Price:</b> \$99,500
Lot 10, 26 Welcome St.			<b>Sale Date:</b> 11/20/2012	<b>List Date:</b> 9/11/2012
Fairhaven, MA:East Fairhaven 02719			<b>Off Mkt. Date:</b> 10/19/2012	<b>Orig. Price:</b> \$99,500
<b>Type:</b> Residential	<b>Zoning:</b> RA	<b>Acres:</b> 0.45 (19417 sq.ft.)	<b>Tax:</b> \$1142	<b>Fy:</b> 2012
<b>Electric:</b> At Street	<b>Gas:</b> At Street	<b>Sewer:</b> Public, At Street	<b>Water:</b> Public, At Street	
<b>Doc on Hand:</b> Legal Description, Subdivision Approval, Land Survey, Restrictive Covenants				



**Land Descr:** Level  
**Remarks:** Lot 8 is ready to build with town approvals in place. "Mariner Estates" is a well-valued Community convenient to beaches, shopping, parks, schools, restaurants, golf, marinas, bike path, recreation fields and commuting. It is situated along the Massachusetts south coast with access to Boston, Providence, Newport, Cape Cod and the Islands with ferry service. OWNER FINANCING & BUILDER'S PACKAGE AVAILABLE. Town water/sewer, nat. gas, cable provided at street.

**List Office:** Olde Dartmouth Sotheby's International Realty  (508) 996-6562 Ext. 302

**List Agent:** Robert Hamilton 

**Sale Office:** Olde Dartmouth Sotheby's International Realty  (508) 996-6562 Ext. 302

**Sale Agent:** Robert Hamilton 

<b>MLS #:</b> 71433081	<b>Status:</b> SLD	<b>DOM:</b> 234	<b>Sale Price:</b> \$85,000	<b>List Price:</b> \$99,500
Lot 5, 30 Welcome St.			<b>Sale Date:</b> 7/2/2013	<b>List Date:</b> 9/10/2012
Fairhaven, MA:East Fairhaven 02719			<b>Off Mkt. Date:</b> 5/2/2013	<b>Orig. Price:</b> \$117,500
<b>Type:</b> Residential	<b>Zoning:</b> RA	<b>Acres:</b> 0.38 (16654 sq.ft.)	<b>Tax:</b> \$1141	<b>Fy:</b> 2012
<b>Electric:</b> At Street	<b>Gas:</b> At Street	<b>Sewer:</b> Public, At Street	<b>Water:</b> Public, At Street	





**Doc on Hand:** Legal Description, Subdivision Approval, Land Survey, Restrictive Covenants

**Land Descr:** Level

**Remarks:** Lot 5 is ready to build with town approvals in place. "Mariner Estates" is a well-valued Community convenient to beaches, shopping, parks, schools, restaurants, golf, marinas, bike path, recreation fields and commuting. It is situated along the Massachusetts south coast with access to Boston, Providence, Newport, Cape Cod and the Islands with ferry service. Owner financing & builder's package available. Town water/sewer, nat. gas, cable provided at street.

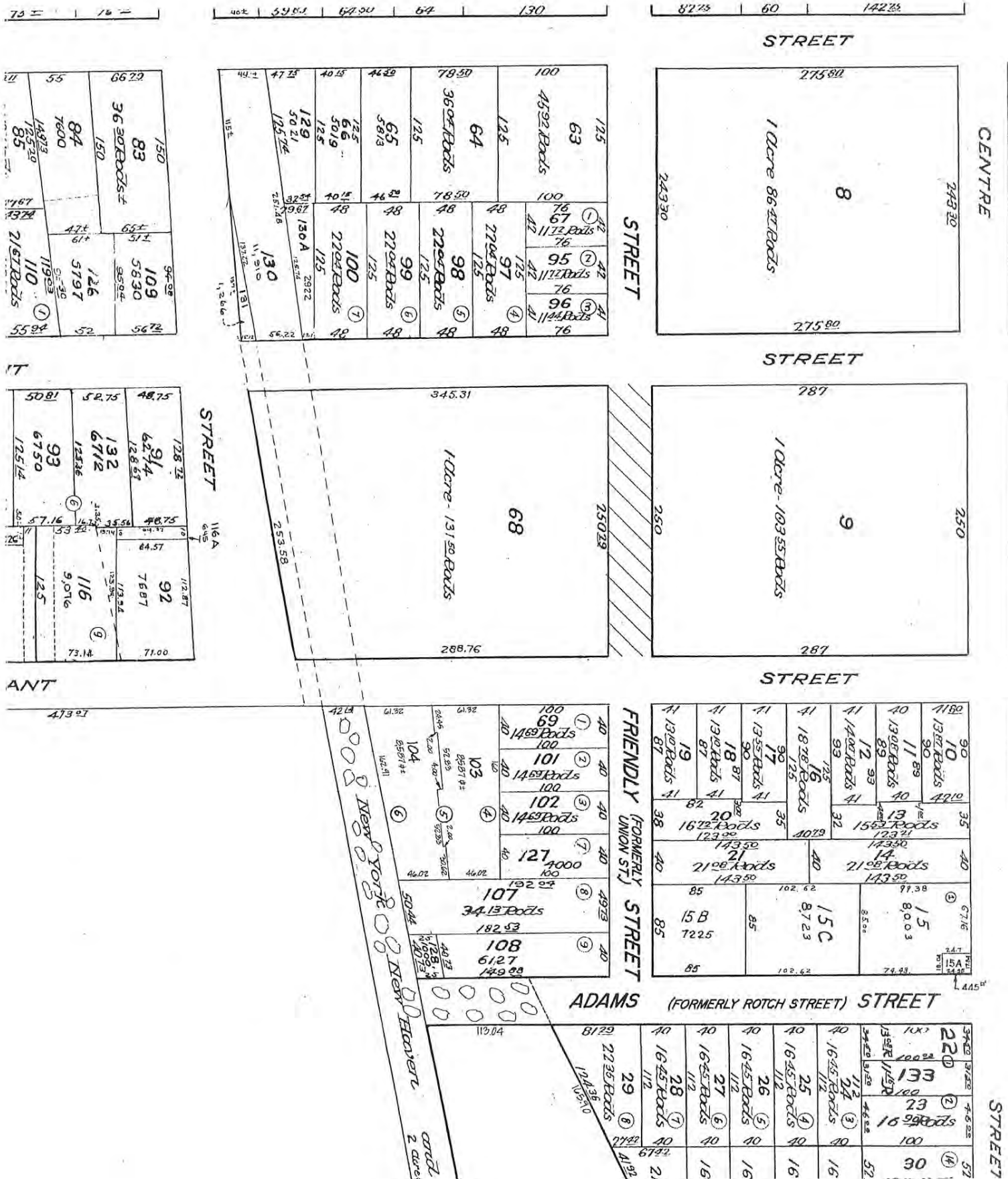
**List Office:** Olde Dartmouth Sotheby's International Realty [\[F\]](#) (508) 996-6562 Ext. 302

**List Agent:** Robert Hamilton [\[F\]](#)

**Sale Office:** Bold Moves Real Estate [\[F\]](#) (508) 999-9800

**Sale Agent:** Donna Kirk [\[F\]](#)



















## THE FIRST GIFT

— The Story of the Rogers Grammar School —

Dedicated — 1885

Fairhaven, Massachusetts

### ANNOUNCEMENT OF CONSTRUCTION — 1882

On November 11, 1882, the *Fairhaven Star*, town newspaper of Fairhaven, Massachusetts, carried a succinct yet portentous article. It was shyly tucked away in a column devoted almost exclusively to gossip speculation and to the personal goings and comings of peripatetic townspeople. The article stated:

"H.H. Rogers Esq. has purchased the tract of land east of the Iron Works and enclosed by (contemplated) Chestnut, Pleasant and Union Streets. It is intimated that some kind of a factory is to be erected on this lot."

Now this bit of news was abrasive to the curiosity of townspeople for they had followed avidly for years — the fortunes of Henry Hurleston Rogers, born in Fairhaven, early to become an enterprising young newspaper carrier, and later, a persuasive store clerk. He had attended the town schools, had courted and married a town girl, and had taken her off to the oil fields of Pennsylvania. There, through astuteness and hard work, he had made a great fortune, and now lived in New York in opulent surroundings, director of a great company — a comparatively young man of forty-two years, who often returned to his home town to visit his mother, attend school re-unions, and greet old friends. So everybody in town watched Henry Rogers, and as they read the *Fairhaven Star* of November 11, 1882 — they asked themselves: "*What is Henry going to do with that land?*"

They had to wait only a week. The *Fairhaven Star* of November 18, 1882 declared:

"Very much curiosity has been manifested during the present week regarding the special object of our former townsman, H.H. Rogers Esq. in purchasing the tract of land, containing two acres east of the Iron Works, comprising an entire square and bounded by Centre, Pleasant, Union and Chestnut Streets. From the interest he has always manifested for the welfare of the home of his childhood — everyone knew it boded good for the town. But we were not prepared for the gratifying announcement which we are now permitted to make public.

"Mr. Rogers proposes to erect upon this square a building of brick and stone creditable to himself and the town, sufficiently large for the accommodation of all the scholars in the village below the high school grade, making a liberal allowance for the future growth of the town; to complete and equip it with all the modern improvements and present it to the town.

"We would like to unearth the old cannon on the corner and fire a grand salute; and put into type the gratitude and admiration our citizens entertain for the noble gift and still nobler giver, were we not repressed and assured that praise would be distasteful to him."

Then the editor went further in a veritable paean of triumph:

"Who says Fairhaven is a dead town?" (he wrote) "Will it appear so when the grand army of school children march up Centre, Chestnut, Pleasant and Union Streets to that monumental building on Rogers' Park?"

Thus, the people of Fairhaven, Massachusetts were to learn of this great good fortune in this theatrical announcement of H.H. Rogers' "gift" to his hometown. There was undoubtedly much speculation in the fragrant kitchens of the town, among the habitues of Mr. Snow's distillery and at Beauldry Bros. stable. But whatever may have been the gossip in these havens — the town newspaper, for the three following months, maintained a great reserve and a titillating silence.

At last, on February 17, 1883, the *Star* vouchsafed almost reluctantly the glad news that Mr. Warren R. Briggs had been employed by H.H. Rogers to prepare plans for the new school. Mr. Briggs was a designer and architect of great distinction and had recently completed the planning of a school building in Bridgeport, Connecticut — which was reputed to be a model schoolhouse in all New England. Mr. Briggs visited the town early in February of 1883 to inspect the ground and surroundings and to make preliminary arrangements for the erection of the school.

In May, 1883, the plans had been completed. Several prominent citizens were invited to examine them, giving them high commendation and saying that this would indeed be a model school building — an "handsomer one than the New Bedford High School!" It was more so stated by the *Star* that "one of the most celebrated architects of the state has pronounced the plans faultless. However," continued the editor, "Donor does not yet consent to publication of the plans — but work on building will start June 1, 1883."



## THE SCHOOL COMMITTEE — 1882-1885

The personnel of the town School Committee at time of the Rogers School erection consisted of Job C. Tripp, Charles C. Cundall and Albert Collins. They were men of sound business judgement and considerable acumen in educational matters. Dr. C. C. Cundall, physician and surgeon, seems to have been particularly well informed, and upon several occasions wrote extensive articles to be printed in the *Star* as work on the new school progressed. On December 9, 1882 he asks:

"What is the object of this gift?" He then proceeds to answer his own question and to write literally upon the deficiency of current town education and upon the advantages which the new school would present. Among many happy prospects, he cites the following:

"The great majority of Fairhaven children never enter high school. The benefactor desires that instruction given below high school grade shall be as complete as possible so that stepping from the grammar school into the real and earnest life struggle, the pupil will find himself possessed of an education sufficient for the ordinary duties of the average citizen.

"Brought under one roof, pupils can be more easily watched and graded.

"Teachers in one room can visit others and profit.

"A spirit of healthy emulation and ambition will be engendered by mutual contact of different grades.

"Present expenses for janitors and repairs will be cut.

"A structure of stone and brick needs few repairs.

"A primary department will be retained at Oxford, so distance to a central school will be excessive for no one."

In ending his comments, Dr. Cundall states:

"Too much respect cannot be entertained for the man who believes that intelligent citizenship is the best foundation for the Fairhaven of the future."

## GENERAL SCHOOL CONDITIONS — 1880

In 1880 there were approximately 450 pupils in Fairhaven between 5 and 15 years of age. There was one primary school, one grammar school and seven mixed schools, employing in all, eleven teachers. The mixed schools were ungraded. The school buildings themselves were illly constructed, nearly all uncomfortable, seated and poorly supplied with

blackboards, maps, charts etc. They were "faithful, conscientious and hard under the circumstances."

To fill teacher vacancies, the town school as it was impossible to pay School graduates. Thus, the pupil method and experience."

Dr. Cundall further states: "The new era in school history in this town advantages, it makes it possible for old buildings to be separated and together in a room by themselves devote her entire time to work of the six or seven grades as formerly."

## ERECTION IN PROGRESS

Thus, amid the rejoicing of the hard-working citizens who could "get something for nothing," Mr. Cundall, arrived in town; and the broken for the new school! Almost arrived, and the *Star* lugubrious accommodations it is hard to tell!

Mr. Arnold G. Tripp was an John Bradford, town citizen, had

It was expected that the building but unfortunate occurrences dogged fanatical care exercised in building At the very start of the project, initial efforts of initial structure. The labor heavy, exacting work, and many had progressed, there was great difficulty plastering was greatly delayed. The of streets bordering the site of the that they did not want proposed

## CORNER STONE CEREMONY

Yet the work continued, and stone ceremonies were held. Mr. these should be very simple. His date Tripp — in the presence of a large Building Committee and members



positions at the north-east corner of the building. Mr. Tripp enumerated the contents of a box which was to be deposited in the stone. He then passed the box to Miss Rogers, and she placed it in the receptacle, and with trowel and hammer, completed the sealing. On the northern face of the stone the date was chiselled —

— May 15, 1884 —

Contents of the box were as follows:

Condensed history of the town, listing of churches, schools, merchant and business industries; copy of the *Fairhaven Star*; copies of the *New Bedford Evening Standard* and the *Daily Mercury*; specimen of the coin of the day; postage stamps in use, and papers of special interest to the Rogers family.

## STRENGTH OF BUILDING CONSTRUCTION

The work of construction now went forward with increased impetus. No effort or money was spared to make the building aesthetically attractive, healthful, convenient, and thorough in construction. The brick walls were of great solidity, and numerous brick partitions, arches and iron beams attested to the concern of Mr. Rogers that youngsters attending his school should know the safety of solid and expert construction.

The under-floors were laid diagonally, and the cement work of the cellar was poured nearly a foot in thickness. A layer of heavy paper was inserted between the two floors of each room to absorb moisture and deaden sound. The walls received two coats of plaster and were treated with a very hard finish. The blackboards, maneuvered into place, were of solid chemical state, and a large iron tank in the attic supplied water for the boilers.

A November 22, 1884 issue of the *Star* signalled near completion of the building with the announcement that a fancy iron railing was being placed across the archway at the level of the bell deck, and the ridge board had been sealed in copper.

By this time, the school had become a trans-atlantic celebrity! The *Star* confided on September 20, 1884 that:

"A distinguished sanitary engineer (name excluded) and editor of New York says that at the international sanitary exposition in London, he saw plans of Rogers School of Fairhaven occupying a conspicuous place in exhibits, and these were unquestionably the finest plans presented at the exposition."

## DEED OF CONVEYANCE

At a special town meeting in Fairhaven held on July 7, 1885, Daniel Deane, Chairman of the Selectmen, read the following letter from Mr. Rogers:

Gentlemen:

Prompted by a desire to promote the education of the youth of our native town, and to give an enduring token of my interest in the welfare of its inhabitants, I propose to donate to the town of Fairhaven the lot of land on which I have caused to be erected a building suitable in its arrangements and equipments for the purposes of a school. You will confer upon me a favor by taking such action as may be necessary to inform the town of my purposes, and to enable me to transfer, by proper deed of conveyance, the land, buildings and improvements, which I ask to accept.

Yours truly,

H.H. Rogers.

The deed of conveyance was then read. This was signed by Henry Rogers and Abbie P. Rogers, and witnessed by Anne E. Rogers and Charles Edgar Mills, Commissioner for the Commonwealth of Massachusetts.

The Hon. Weston Howland offered a motion for grateful acceptance and the town meeting members accepted "the first gift" with suitable resolutions of thanks — enumerated and adopted. It was then voted that the school be called the "Rogers School."

The deed of conveyance, a typical legal document, had one condition — perhaps a curious one for the 19th century, but a particularly significant one to those who read of it in the late 20th. This condition states:

"— And this conveyance is made upon the condition that said school shall be for the education of the children of Fairhaven, without restriction on account of *sectarian creed or religious belief*; and shall never be maintained as a school separately for Protestant or Catholic children, but both shall enjoy in common its privileges, as they are now enjoyed in the public schools of Fairhaven."

## THE DEDICATION — 1885, September 3rd

So it happened, after years of planning on the part of inspired and professional men — after years of conscientious, day-by-day effort by skilled and unskilled, who labored physically, and made the building grow — after years of a sustained generosity on the part of a donor faithful to his dream — after years of rejoicing by town parents in a new opportunity opening for their young ones — after all this human hope and endeavor the splendid "first gift" was finished and deemed ready for its dedication.



The exercises took place on September 3, 1885 in the First Congregational Church. The spacious audience room was completely occupied. There were addresses by Daniel W. Deane, Chairman of the Board of Selectmen; Professor Franklin B. Dexter of Yale College; the Rev. Henry J. Fox, Pastor of M.E. Church; and Mr. Herbert Jenney of Cincinnati, Ohio. Then there was a warm articulation of his purposes by Mr. Rogers himself. There was a musical program arranged and trained by the doughty Dr. Cundall, who never once seems to have wavered in enthusiasm for the "great project," and, of course, there were the school children who sang with much gusto.

A printed booklet describing dedication proceedings is available in town records. Well worth reading, it contains every word spoken on that glad occasion. As one considers these dedication speeches today, one is struck by the sincerity of emotion evoked by the occasion; by the sure grasp of fundamental educational policies and procedures; and by an open-minded suggestiveness of future educational trends. It must be remembered that this was a period of marked change in educational thinking and when developing philosophies in the art of teaching were confounding the thinking of the experts. Yet, much that was said by speakers that day regarding learning was sensitive and far-sighted. Much that was suggested — has come to pass.

## OCCUPATION!

That faithful raconteur, Dr. Cundall, wrote in a later issue of the *Star*: "On Monday morning, Sept. 7, 1885 — boys and girls of the town bade adieu to their old discarded school buildings on Green, Spring, Privilege and Centre Streets — and went to the brand new Rogers!"

On Saturday, September 5th, the *Star* printed directives for the first day of school — Monday, Sept. 7th. They follow:

"The Fall Term of the Public Schools will commence, Monday, Sept. 7th, with the following corps of teachers:

### High School

Mr. Z. W. Kemp, Principal; Miss Annie E. Fairchild, Assistant

### Rogers School

Grammar Department; Room 8, Miss Amanda Sears; Room 7, Lucy F. Winchester; Room 4, Sadie B. Clark.

Primary Department; Room 3, Ida E. Cundall; Room 2, Ruth E. Sears; Room 1, Lena Chubbuck.

## Oxford School

Miss Clara A. Bourne

## New Boston School

To be supplied.

## Nasketucket

Miss Alice P. Winchester.

## Sconticut Neck

Miss Mary J. Leymunion.

At the opening of the Rogers School the High School pupils report to the Principal in Room 6.

Other classes of last year will report as follows:

First class, Grammar School, to Miss Fairchild in Rm. 5  
Second and Third Grammar classes to Miss A.F. Sears in Rm. 8.  
Fourth Grammar class to Miss Winchester in Rm. 7.  
First Primary to Miss Clark in Rm. 4.  
Second Primary to Miss Cundall in Rm. 3.  
Third Primary to Miss R.E. Sears in Rm. 2.  
Fourth Primary to Miss Chubbuck in Rm. 1.

The First Classes in Pease, Spring and Green Street Schools report to Miss Winchester in Rm. 7; the Second Classes to Miss Clara Rm. 4; the Third Classes to Miss Cundall, Rm. 3; the Fourth Classes Miss R.E. Sears, Rm. 2; the Primer Classes to Miss Chubbuck, Rm. 1.

Thus, the far-flung school units were brought together, and the "gift" was in business!

## MISADVENTURE

Gradually, the outmoded and empty old school houses, largely wooden frame construction, were sold for homes, stores or barns. Some were demolished and used for builders' spare parts or for fire wood.

The town children had settled happily into their grand new quarters when, on December 19, 1885, three months after its opening, the Rogers School was struck by lightning! Witnesses stated that a ball of fire, six inches in diameter struck the ornamental projection of the building on the east side of the tower. Little damage was sustained in the chipping off two small pieces of free-stone.

However, the ill-fortune which had dogged the school in the early days of construction persisted. On March 29th, 1890, the *Star* announced sadly that "T.H. Rogers is not satisfied with the appearance of the out brick walls of Rogers School and proposes to have them removed a



replaced!" The faulty brick was gradually becoming discolored and in some instances, turning white!

On May 10, 1890 the *Star* announced: "The schooner *A.E. Rudolph* arrived with 120,000 pressed bricks for wall replacement. Ten men are engaged in discharging the vessel."

Thus, in May, 1890, the slow and tedious task of replacing the faulty brick began. Twelve or fourteen men were engaged as all the old brick had gradually to be removed and new inserted. First class workmen were mandatory since great pains had to be taken to ensure a perfect finish, and breaking or chipping had to be avoided at all costs. To protect the new brick, straw was placed between every course in the pile.

At least fifty thousand fine pressed bricks of a superior quality were to be used at the cost of \$50 a thousand! The new bricks were very even in size and a rich dark red in color.

At first it was expected this would be a five month job, but the work went slowly because of many problems. It was necessary to make new plans for window trimmings and arches, and in the midst of infinite difficulties, "Six masons employed on the job quit work because of trouble with the boss!"

An anxious *Star* assured its readers that they need fear no weakening of the building walls because of the brick exchange. Indeed, they were assured, "the removal of the old brick and putting in of new will strengthen the building as the new bricks are harder."

In the middle of this confusion, the Selectmen decided to place upon the building a tablet in terra cotta with the inscription

— **Rogers School** —

The matter was placed in the hands of the already harrassed contractor in charge of repairs, and he was instructed to make a suitable design. At last, in November, the work was completed. The plaque was secured to the wall over the front doors, and a wreath was placed around the clock face. The original splendor of the "first gift" was restored.

## INTO A NEW CENTURY

It might well be claimed that the erection of the Rogers School provided the means and the incentive for adoption of modern educational trends in the town of Fairhaven. Within the walls of the new school, there was space and stimulus for both teacher and pupil to reach and create. Good teaching and good learning resulted. Moreover, completion of this fine building seemed to evoke in the citizenry a new responsibility for the

education of their children, for when, in 1896, the town started to grow inordinately, there was ready sentiment for the erection of a new school in Oxford. That area had become particularly populous, and the children there were still being taught in a little stone school house on North Street. It was a picturesque little place known as School No. 11, and for sixty-six years it had been in constant use. Now it was deemed inappropriate for school purposes. A town meeting on March 7, 1896 voted \$15,000 for a new school, and this new building, the Oxford School, was dedicated on January 8, 1897.

When Mr. Rogers started the Unitarian Memorial Church in 1902, it presented the old Unitarian Church building to the town for school use. This was first designated as the Rogers School Annex, and later as the Washington Street School.

In 1917 the Job C. Tripp School was begun and the Edmund Anthor Jr. School was built in 1921. In 1925 the East Fairhaven School opened its doors, and Nasketucker had its own school again.

It is not inappropriate to suggest, then, that Mr. Rogers' "first gift" served Fairhaven citizens as catalyst in development of a healthy respect for education and a deep interest in the welfare of their children.

## EPILOGUE

Under the direction of astute superintendents, principals and teachers — the educational programs of the Rogers School, over the years, have been notable for solid and reasonable aspiration. There has always been emphasis upon sound scholarship and learning through individual approach.

The sturdily constructed building itself — to which an addition was added in 1958 — has served well. Students who have attended have used its facilities with pride and care. Consequently, it is in singularly good condition although it is approaching the end of its first century. The room is light and airy. There is a feeling of space, flexibility and freedom as teacher stands before her class or walks the aisles. Here, the press of compactness of many of the modern schools does not confine physical or mentally. Teachers still say they "like to teach in the Rogers School."

There have been excellent extra-curricular ventures here. School clubs and athletic teams have been stimulating; school newspapers have augmented the English programs. Colorful fairs have brightened the school grounds, and some particularly effective dramatic offerings at pageants have drawn the citizenry in large numbers to the green lawns. In 1921 an outstanding historical pageant in seven episodes was presented in 1934, in celebration of the fiftieth anniversary of the corner stone laying a pageant written by the teachers of the school was prepared. The 75



anniversary was celebrated in a pageant that depicted the special town meeting acceptance of the deed of conveyance and the dedication exercises held in the Congregational Church in 1885.

Moreover, parents of Rogers School students have, over the years, been consistently generous in support of the school policies, programs and aims. They have brought wisdom to the efforts of the faculty and understanding to the needs of the students.

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The following paragraphs are taken from an address delivered by the Rev. Henry J. Fox at the dedication ceremonies for the Rogers School on September 3rd, 1885.

"He might (Mr. Rogers) have chosen to invest his \$100,000 in pictures, in gems, in bronzes, in choice engravings and rare books, and have packed them away in his own house for the delight of his own household. He might have built a memorial for some college or some theological school. He might have given to some great city an incomparable gallery of art. He might have patronized science and endowed a great national observatory. He might have turned his munificence into the various channels which the needs of higher education are ever keeping so imploringly open. He might, like Yale, Vassar, Johns Hopkins, Swain and Cornell, have built a college or endowed professors' chairs. I say he might have done any of these things, and blessed are the men who do them! But if he had allowed his beneficence to run in these channels, he would only have benefited some special class or classes and have done what men of less foresight will do to the end of time. He chose, and I think with a profound wisdom, to do something deeper, broader. In giving a school to the common people he has gone down to the root of things.

"He who furnishes the first rounds of the ladder by which alone men may attain to usefulness and honor, is to my mind, a much greater benefactor than he who puts in the higher rounds. For the higher rounds, a man standing securely on the lower ones may put in for himself, or find hundreds ready to put them in for him. It is the common school that makes the good citizen, that maintains public order, and gives stability to our institutions."

These words of Dr. Fox are more significant to us today as we read them than they could possibly have been at the time they were delivered on the dedicatory platform. For those who attended the exercises in 1885 could never have dreamed of the future beneficence of Mr. Rogers to his home town. They could not foresee a group of splendid buildings he was to raise which have enriched the life of every citizen in the town. They could

not know of the paving of streets; the far-sighted allocation of wells of pure water; the planning of a lovely park; the individual financial grants relatives and family friends who were native to this town. None of the gifts had been proffered in 1885. They were to come over the next few years in an extraordinary outpouring of love and respect for his town.

Yet the initial fruits of this great good will had ripened as the Rogers School was dedicated — and his townspeople, with joy, accepted from Henry H. Rogers — his "first great gift."





Know all Men by these Presents, That I, Henry H. Rogers of New York City, in the State of New York, in consideration of One Dollar to me paid by the Town of Fairhaven, a municipal corporation situate in the County of Bristol and Commonwealth of Massachusetts, do hereby give, grant, bargain, sell and convey unto the Town of Fairhaven aforesaid, a certain lot of land with all the buildings and improvements thereon, situated in said Fairhaven, and bounded on the north by Center Street, on the East by Pleasant Street, on the South by Union Street and on the West by Chestnut Street, containing two hundred sixty two and seventeen one hundredths (262.17) square rods, more or less. To Have and To Hold the same for the uses and purposes of a School to the said Town of Fairhaven, its successors and assigns, with all the privileges and appurtenances thereto belonging, to its and their use and behoof forever, as aforesaid: Provided however, and this conveyance is made upon the condition that said school shall be for the Education of the Children of Fairhaven, without restriction on account of sectarian creed or religious belief: and shall never be maintained as a school separately for Protestant or Catholic children, but both shall enjoy in common its privileges as they are now enjoyed in the public schools of Fairhaven: and in the event of non compliance with or violation of the above condition, the said premises and the buildings and improvements thereon shall revert to the grantor, his heirs, executors administrators and assigns, and he and they may enter and repossess themselves thereof: And provided further, and this conveyance is made upon the express condition, that if at any time in the future it shall become desirable and







Know all Men by these Presents, That I, Henry H. Rogers of New York City, in the State of New York, in consideration of One Dollar to me paid by the Town of Fairhaven, a municipal corporation situate in the County of Bristol and Commonwealth of Massachusetts, do hereby give, grant, bargain, sell and convey unto the Town of Fairhaven aforesaid, a certain lot of land with all the buildings and improvements thereon, situated in said Fairhaven, and bounded on the north by Center Street, on the East by Pleasant Street, on the South by Union Street and on the West by Chestnut Street, containing two hundred sixty two and seventeen one hundredths (262.17) square rods, more or less. To Have and To Hold the same for the uses and purposes of a School to the said Town of Fairhaven, its successors and assigns, with all the privileges and appurtenances thereto belonging, to its and their use and behoof forever, as aforesaid: Provided however, and this conveyance is made upon the condition that said school shall be for the Education of the Children of Fairhaven, without restriction on account of sectarian creed or religious belief: and shall never be maintained as a school separately for Protestant or Catholic children, but both shall enjoy in common its privileges as they are now enjoyed in the public schools of Fairhaven: and in the event of non compliance with or violation of the above condition, the said premises and the buildings and improvements thereon shall revert to the grantor, his heirs, executors administrators and assigns, and he and they may enter and repossess themselves thereof: And provided further, and this conveyance is made upon the express condition, that if at any time in the future it shall become desirable and



suitable location and building to be situated within said Town of Fairhaven, together with the necessary and incidental requirements, the same to be devoted to the uses and purposes of a school subject to the limitations and conditions as above stipulated. And in order more fully to secure the permanent use of said property and its proceeds for school purposes, it is my wish that the Town of Fairhaven keep said School House and its contents suitably insured against loss or damage by fire. And I do hereby for myself and my heirs, executors and administrators, covenant with the grantee, its successors and assigns, that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, except as herein contained and above set forth, that I have good right to sell and convey the same, as aforesaid, and that I will, and my heirs, executors and administrators shall Warrant and Defend the same to the said grantee, its successors and assigns, against the lawful claims and demands of all persons, except those arising from the breach of any one or all of the conditions in this conveyance contained. And for the consideration aforesaid I, Abbie P. Rogers, wife of the said Henry H. Rogers, do hereby release unto the said grantee and its successors and assigns, all right of or to both dower and homestead in the granted premises. In Witness Whereof we, the said Henry H. Rogers and Abbie P. Rogers hereunto set our hands and seals this Nineteenth day of June, one thousand eight hundred and eighty five.

Henry H. Rogers    L.S.

Abbie P. Rogers    L.S.



Received and recorded July 7<sup>th</sup> 1885, at 4 hrs. 39 m. . P.M.

Geo. B. Richmond, Register.

A true copy of deed recorded in Bristol County S.D. Registry of  
Deeds, in Book 113, Pages 331-333 inc.

Attest:

*Anna C. Sullway,*  
*Dist. Register*



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**I****INTRODUCTION**

The Town of Fairhaven, Massachusetts ("the Town") is seeking to sell certain properties that are no longer necessary for municipal purposes. The Town seeks to facilitate the redevelopment of these properties so that they can contribute to the economy of the Town. Through this RFP, the Town will receive sealed Proposals for the sale of certain properties located at \_\_\_\_\_, \_\_\_\_\_ and also known as the "Rogers School" and the "Oxford School" (a site map is attached hereto as Exhibit "A"). The Rogers School property contains approximately \_\_\_\_\_ square feet of land improved by approximately \_\_\_\_\_ square feet of gross building area and The Oxford School property contains approximately \_\_\_\_\_ square feet of land improved by approximately \_\_\_\_\_ square feet of gross building area. The properties are currently zoned Residential (RA). The property is more fully described by the Fairhaven Assessors Field Card attached hereto as Exhibit "B". Proposals will be accepted by developers for one or both of the properties.

**II****DEVELOPMENT CONCEPT**

The development project should reinforce the historical significance of the property as well as the historical significance of the surrounding properties. The development project should seek to restore, in conformance with applicable preservation standards, the architectural elements of the property. Further, the architectural design of all project components should resemble the human scale of traditional Fairhaven architecture and shall be compatible with the surrounding municipal, residential and commercial properties.

In addition to design improvements, disposition of the Development and Property Rights will help to achieve several financial and planning objectives of the Town of Fairhaven. The project will provide accessibility to handicapped persons and the Historic architecture will be restored and adaptively reused. Construction of the Project and the activities which will be located there will help to expand housing, employment and business opportunities for residents, minorities, and women.



### III

#### DESIGN AND DEVELOPMENT GUIDELINES

##### DESIGN

The Town will consider proposals for development which **must include** the following:

**1. Massing and Character**

The project should exhibit strong design relationships with neighboring properties, particularly with the orderly pattern established by the street alignment and siting of buildings. The design should be compatible with newer construction and renovation in the area. The architectural design of project components and facades should resemble the human scale of traditional Fairhaven architecture.

**2. Provisions for Persons with Disabilities**

The project should be designed to fully comply with the provisions of the *Americans with Disabilities Act of 1990* so that persons with disabilities can < enter, travel about, and leave the building in a convenient manner without obstruction.

**3. Vehicular Access**

Developers should consider the potential impacts on Neighborhood Streets. The scheme should be designed so as not to adversely affect the current traffic flow.

**4. Service Areas**

Service areas should be inconspicuous, safe and fully enclosed. Use of service areas must not interfere with pedestrian circulation.

**5. Landscaping**

The premises shall at all times be maintained in an aesthetically appealing manner, free of all debris.

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#### IV CRITERIA FOR SELECTION OF DEVELOPMENT TEAM

In addition to conforming with the design and development concepts, the Town seeks to receive fair market revenue valued at approximately      Thousand and 001100 (\$,000.00). Bids below the Minimum Proposed Purchase Price may be entertained if there are mitigating circumstances.

Other goals include the expansion of employment benefits for Fairhaven residents, minorities, women, and persons with disabilities. The Town's criteria for selection is described in more detail in Section VIII of this Request For Proposals.

#### V. INSTRUCTIONS FOR COMPLETION AND SUBMISSION OF PROPOSALS

A Proposal Consists of:

- \*Cover Letter and Transmittal
- \*Proposal Forms
- \*Required Attachments

For the Town to consider the proposal, the cover sheet and proposal forms must be substantially completed, signed and notarized. The Town asks proposers not to submit their proposal in notebooks or binders.

#### Sealing and Labeling of Proposals

Proposers must seal copies of their proposals in an envelope with the name “Town of Fairhaven Rogers and Oxford Schools redevelopment proposal” and the submission deadline on the envelope. The name and return address of the proposer must also be indicated on the outside of the envelope. Proposals without sufficient identification will be rejected and returned to the sender.



REQUEST FOR PROPOSALS

Rogers and Oxford Schools Fairhaven, Ma

SUBMISSION OF PROPOSALS

A copy of the proposal must be received at the following address before 4:00 p.m.  
on \_\_\_\_\_, \_\_\_\_\_, 2014.

ADDRESS: Fairhaven Town Hall  
Fairhaven, Massachusetts 027

Property Viewings

\_\_\_\_\_, 2014 - 12:00 Noon  
\_\_\_\_\_, 2014 - 12:00 Noon

Proposals received by the Town after the deadline shall be refused or returned Unopened to their respective proposers. A firm deadline is necessary to ensure fairness to all proposers.

The Proposal shall be accompanied by a refundable \$ \_\_\_\_\_,000.00 deposit which shall be held by the Town. The deposit will be refunded to proposers whose proposal has not been Conditionally Designated. The Deposit of the proposer who has received Conditional Designation shall be held by the Town as part of the required deposit for conveyance.



## **VI.**

### **EACH PROPOSAL SHOULD CONTAIN THE FOLLOWING INFORMATION**

#### **Applicant Information**

1. Letter of Interest introducing the development team, including the developer, architect and other consultants.
2. Relevant past experience of development team.
3. Developer's Statement of Public Disclosure and Statement and Qualifications and Financial Responsibility (Form Enclosed).

#### **Development Proposal**

1. A project summary, including a description of proposed uses and public amenities, proposed ownership structure and anticipated development schedule.
2. A separate narrative response to each of the **eight (8)** questions in Section VIII which refer to the evaluation criteria for the disposition.
3. Architectural drawing of the proposed Development reduced in size to fit into the response package.

#### **Financial Information**

1. Development Schedule and Finance time frame.
  2. Evidence of financial capacity to complete proposed project including a Letter of interest from a financial institution of source of funding for the acquisition, construction, permanent financing.
-



**Financial Responsibility for Proposal Preparation**

The Town accepts no financial responsibility for costs incurred by any proposer in responding to this Request for Proposals. All responses to this Request for Proposals will become the property of the Town and reasonable precautions to ensure the confidentiality of the material will be taken. All material will become public information after selection.

**Withdrawal of Proposals**

Proposers may only withdraw their proposals by written notice received by the Town at the address listed in Section V above, **prior** to the time and date set for the proposal opening.

**VII****PROCEDURES FOR EVALUATION , SELECTION, SALE & CONVEYANCE**

The Town's objectives are to ensure utilization and rapid development of the property rights and to receive as much value as possible for the property and development rights; and to provide for the Town's ongoing interests in the site, including speedy development, and design. To this end, the Town shall evaluate all proposals for conformity to the requirements of this Request for Proposals, and for the degree to which they satisfy the selection criteria in Section VIII. Revenue will be given importance in the selection of the proposal. However, revenue is not the sole criteria in the selection process.

The Town will begin to review and evaluate proposals promptly after the Submission Deadline of \_\_\_\_\_, **2014**. Evaluation of proposals and selection of the most advantageous proposal will be based solely upon the evaluation and selection criteria listed in Section VIII of this Request for Proposals. The Town reserves the right to waive portions of the Request for Proposals for all proposers, to excuse minor informalities on proposals, or to reject all proposals, if deemed in the best interest of the Town.



**Initial Review**

The Town will identify any proposals which do not meet the qualification Submission Requirements stated in Section VIII. Such proposals will be rejected and will be returned to the proposers who submitted them. Interested parties should note that the Town will consider only proposals which include comprehensive development scenarios.

If a proposer does not adequately complete his or her proposal, or if the Town is unable to determine whether the proposal meets the requirements of the Request For Proposals, the Town may attempt to clarify the proposal, but reserves the right to declare the proposal non-qualifying.

The Town will notify in writing the proposers who submitted non-qualifying proposals.

**Evaluation of Qualifying Proposals**

Once the Town has verified that the remaining proposals meet all the requirements of Section VIII of the Request For Proposals, the Town will analyze them using the qualitative criteria (i.e. categorizing the proposal for that requirement as highly advantageous, advantageous, not advantageous, or unacceptable) to identify the proposal which best meets the Town's needs.

The highest rated proposal will be recommended on the basis that the proposer represents that it is made in good faith.

**Financial Review**

It is the responsibility of the proposer to designate a competent individual to respond to Town inquiries regarding financial aspects of the proposal. The Town may perform a preliminary analysis of the financial capacity of qualifying proposers to accomplish the proposal and subsequently shall perform an in-depth analysis after the proposer has been conditionally designated. Notwithstanding the previous

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sentence, the Town may perform the in-depth analysis prior to conditional designation of a proposer. The Town may withhold Full Designation from a proposer on the basis of responses to the Affidavits required to be submitted as part of the proposal.

### Notification to Proposers

Upon selection of a proposal, the Town will notify all proposers of the decision in writing.

### Terms Of Sale

After a proposal has been selected, the selected proposer will be conditionally designated by the Town. The Town and the Conditionally Designated Developer will negotiate the terms of sale. A firm construction and development schedule must be submitted and agreed upon by all parties. The final transfer agreement shall require compliance with the schedule and shall include a clause to allow the Town to impose substantial penalties for failure to comply with schedule. The agreement shall include a reversion clause that the town may exercise if the proposer fails to substantially proceed with construction and development. The terms must be consistent with the Request for Proposals.

## VIII.

### SUBMISSION REQUIREMENTS

#### Qualifying Submission Requirements

These requirements must be met in order for a proposal to be considered qualifying and undergo further evaluation:

##### Form:

The proposal must be submitted with a full set of signed Request For Proposal Application Forms and with all required attachments. It must be submitted in a sealed and properly labeled envelope, and must be received by the Town before the deadline stated of \_\_\_\_\_, 2014.

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REQUEST FOR PROPOSALS

Rogers and Oxford Schools Fairhaven, Ma

Proposed Use:

The proposed use must conform to the use described in the Request For Proposal.

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**Financial Capacity:**

Proposer must show the financial capacity to accomplish the proposal development, Commitment letters from lending sources and financial statements of the proposed development entity and of related parties should be provided.

**Reasonable Responses to Selection Criteria Questions:**

The proposer must provide reasonable responses to questions 1 through 8 listed in "Ranking Criteria" in this Section VIII. Each question should be answered separately and completely.

**Relative Merit**

The following criteria will be used to compare the relative merits of qualifying proposals. They should be referred to specifically in each proposal. Please use the questions below to refer to each criterion. All criteria will be used, with more weight given to those criteria which are described as "highly significant" (the ordering of the criteria below is irrelevant). The Town reserves the right to require further detail and or additional information as the need arises during review of the qualifying proposal.

Evaluation of proposals will be based upon information provided in the proposals and verification of references provided by the proposer or individuals familiar with the proposer, from other Town files from other generally available and verifiable information.

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## RANKING CRITERIA

NOTE: All eight (8) questions must be answered separately by proposer.

1. Purchase Plan (Highly Significant)  
Are you willing to pay the consideration of      Thousand Dollars (\$ 0,000) or more?
  2. Cash On Hand or Pre-Approved Financing (Highly Significant)  
Do you have cash on hand or pre-approved financing from a financial institution?
  3. Other Economic Benefits (Highly Significant)  
What other direct revenue benefits does you development plan offer?
  4. Developer Experience (Highly Significant)  
What demonstrated production, management experience, and capability does your development team have?
  5. Developer Financial Capacity to Design/Construct (Highly Significant)  
What evidence can you show of financial commitment to undertake design and construction of the project?
  6. Developer Financial Capacity to Manage Site (Highly Significant)  
What evidence does the development team have to manage this site?
  7. Preliminary Design Plans (Significant)  
When will the design of your Proposal be prepared?  
When can your development team commence construction?
  8. Employment Initiative (Significant)  
What Initiative for employment of Fairhaven residents, minorities, and women does your proposal include during both the construction and the operation phases of the development?
-



**IX.**

**Town's RESERVATION OF RIGHTS**

**Negotiations**

**The Town reserves the right to reject any or all proposals,** or any item or items of the proposals, and to waive technical defects which are not of a substantive nature if it is determined that it is in the best interest of the Town. The Town will proceed with the selection of that proposal which in its opinion represents the most satisfactory response to its selection criteria.

The Town also reserves the right to negotiate changes in the proposal selected. These negotiations may encompass values and items described in this Request For Proposals, as well as values and items identified during the Request For Proposal and negotiation Process. On the basis of these negotiations, the Town may refuse to sell the property even after it has tentatively selected one proposed developer for designation and has entered into the negotiations described in this paragraph.

**X.**

**ATTACHED FORMS**

Attached are sample forms which will be requested of the selected proposer.

**Attachments:**

**Beneficial Interest Statement**

**Affidavit**

**Proposal Form Cover Sheet**

**Background of Proposal Organizations**

**Chapter 803 Disclosure Statement**

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SUBMITTED TO: Town of Fairhaven  
Fairhaven , MA

SUBMITTED BY: **Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

set forth by the Town of Fairhaven, the accompanying proposal is submitted to purchase the Rogers and/or Oxford Schools in the Town of Fairhaven Mass. described therein.

**Signature**

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**Title**

Date \_\_\_\_\_



**BACKGROUND OF PROPOSING ORGANIZATION**

**Proposed Purchase Price:**     \$\_\_\_\_\_

1. Full Name of Organization:
2. Main Office of Organization:
3. Local address of Organization
4. Telephone Number(s):
5. The name(s) and address(es) of all persons participating in this application as principals other than the undersigned are:

Use separate sheet and attach if further principals are involved.

6. The applicant is a/an:  
(Individual/Partnership/Joint/Venture/Corporation/Trust, etc.)

If applicant is a Partnership, state name and residential address of both general and limited partners:

9. The Federal Social Security Identification Number of the applicant (the number used on Employers' Quarterly Federal Tax Return, U.S. Treasurer Department Form 941) is:
10. Number of years organization has been in business under current name:
11. Has organization ever failed to perform any contract?  
(If answer is yes, state circumstances)



## 12. Authorization:

Dated at:

This \_\_\_\_\_ day of \_\_\_\_\_, 2000.

NAME OF ORGANIZATION: \_\_\_\_\_

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

## 13. Attestation

\_\_\_\_\_, being duly sworn deposes  
and says that he/she is the \_\_\_\_\_ of  
\_\_\_\_\_ and that all answers to  
foregoing questions and all statements contained herein are true and correct.

Subscribed and sworn before me this \_\_\_\_\_ day \_\_\_\_\_ of  
\_\_\_\_\_ 2000.

\_\_\_\_\_  
Notary Public:

My Commission Expires:

**NOTE:** This application must bear the written signature of the applicant.

If the applicant is an individual doing business under a name other than his own name, the application must state so, giving the address of the individual.

If the applicant is a partnership, the application must be signed by a partner designated as such.

If the applicant is a corporation, trust or joint venture, the application must be signed by a duly authorized officer or agent of such corporation, trust or joint venture and contain written evidence of the authority to bind the entity.



## CHAPTER 803 DISCLOSURE STATEMENT

In compliance with Chapter 60, Section 77B of the Massachusetts General Laws as amended by Chapter 803 of the Acts of 1985, I hereby certify, that I have never been convicted of a crime involving the willful and malicious setting of a fire or of a crime involving the aiding, counselling, or procuring of a willful and malicious setting of a fire, or of a crime involving the fraudulent filing of a claim for fire insurance; nor am I delinquent in the payment of real estate taxes in the Town of Fairhaven, or being delinquent, an application for the abatement for such tax is pending or a pending petition before the appellate tax board has been filed in good faith.

This statement is made under the pains and penalties of perjury this       day of       , 2014 ,

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Applicant (Signature)

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Co-Applicant (Signature)

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Co-Applicant (Signature)