#### Rogers Oxford Redevelopment Study

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### 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 "too"I 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



















































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1 of 3 GOVERNMENT TOTAL ASSESSED: 2,686,100		RNMENT	1 of 3 GOVE			000	0

Disclaimer: This Information is believed to be correct but is subject to change an

a state of the sta	PED .	2	A REAL									
Real Property in	行											
うたちないとう	and the second		A.									
人をあるう				Juris. Value	JCod JFact	Fact NB Fa Appr Value	LUC Fact	Unit Price D/S Dep	Qual Con Year L	Size/Dim	Code Description A Y/S Qtv	Dec FEATURE
1.64			1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1		000-000	Val/SU SZAD 09.0/		Final Total: 2348200	Depreciated Total: 2348231	-		
ro Patriot Properties. Inc	Accore P		IMAGE		-	Val/Su Net: 55.83	-	Special Features: 0	Depreciation: 612968	Deprecia	% Sprinkled	% Com Wal
	CECNC	40/21 FINAtea		33/UZ.2 GTOSS ATEA	SIZE AD	Before Depr: 86.70	в	Juris. Factor:	Adj Total: 2961199	Adj T	Central Vac: NO	Solar HW: NO
	2,200,042	I OTAL:		Net Sketched Area: 42,000		illu.vai	AVIALE.	ANDIA MOLAN	LUC Factor: 1.00	LUC Fa	% AC:	% Heated: 100
	000000	7-1-1		2		Ind Val	AuData:	WHA: MICO.	Neighborhood Inf: 1.00000000	Neighborhoor	ONCED INW	# Heat Sys:
	1								Grade Factor 1.30	Grade Fa		
	2,394	42.750	56	ENCI PORCH	FFP F				Adj \$ / SU: 00.950	Other Eest	2	•
	104,014	33.480	3,107	ATTIC					Const Adj.: 1.03877842	Const		Insulation:
	520,068	66.950	7,768	2ND FLOOR			-		Size Adj.: 0.80563438	Size		Electric:
		13.390	7,768	BASEMENT		Date Sale Price	Typ [	Rate Parcel ID	.00	Basic \$ /		Bsmnt Gar:
Usbl Descrip T	1,528,269 Area	0	7	1ST FLOOR	FFL 1		SALES	MPARABLE		CALC SUMMARY		Bsmnt Flr:
	Indonr Value St	Poto AV IIn	Area - 20	Description	SUB AKEA			20.7 % General:	Total: 20		%	Sec Floors:
	2			2	2	IUIDIN		% Heating:		Override:	- ASPHI TILE	
						Totolo		% Electric:		6 ECONOMIC:	%	Sec Int Wall:
								P			- PLASTER	N
			1					0. % Nikitett.	- Very Good	Phys Cond: VG		Avg Ht/FL: 12
			5					T	ON	DEPRECIATION	RMATION	INTERIOR INFORMATION
	32	ROVERS SCHOOL	32 806					Interior:		Name:		Lump Sum Adj:
			2	27		RMS BRS FL	No Unit RMS	Exterior:		% Own:		Const Mod:
				47 		DOWN		REMODELING		Floor:	Fact:	Jurisdict:
				1						Total Units:	Alt %:	Alt LUC:
		M		27		Baths: HB 10	BRs:	Totals RMs:		Location:	Eff Yr Blt:	Year Blt: 1884
	3	SFL	33					Lower	CONDO INFORMATION	CONDO INF	Ö	Grade: B - GOOD
								LVI 1	Rating:	WSFlue:	RMATION	GENERAL INFORMATION
		10	10	03				I VI 2	Rating:	Frpl:		View / Desir:
		32 8			OFP			Uner	Rating:	A Kits:		Color:
25		12			28		עד ע איז	-	Rating:	Kits:	- SLATE	
	32	;			12	# UTILS	Iesc:	0	ATURES	OTHER FEATURES	- GABLE	-
			71			411-14	LGRID	RESIDENTIAL GRID	Rating:		%	
75		70 TEL					000		Rating:	A HBth:	- BRICK	-
		1							Rating: AVERAGE	1/2 Bath: 10	- CONCRETE	1.1
077 - 904					72				Rating:	A 3QBth	- CONC BLOCK	
FFL= 22827 BMT = 7768									Rating:	3/4 Bath:	Total:0	
ATC = 7768 SFL = 7768	119		11 11						Rating:	A Bath:	- TWO STORY	Sty Ht- 2 - TWO S
Sum Area By Label ; EFP = 58			19					SCHOOL.	Ratinn'	Eull Bath Rating		Time: E0 COUNT

Total Special Featues:

More: N

L

Total Yard items:

Total:

22A 194	LOTZ	LOT3	CARD	Eairhaven !2648!	181	
	IN PROCESS	JMMARY	and Value Total Value	1 enal Description	User Acct	
No Alt No Direction/Street/City	930 Use Love Domonity source		376,500 376,500		GIS Ref	
OWNERSHIP					GIS Raf	
Owner 2:	Total Card	11,463	376,500 376,500 376,500 376,500	500 Entered Lot Size		Datriot
Street 1:40 CENTER STREET	Source: Market Adj Cost	Total Value per SQ unit /Card: N/A	/Parce	Lanc	01/01/00	Properties Inc.
Street 2:	DELIDIO ACCECCMENT		Parcel ID 22A-194	22A-194		USER DEFINED
CHERNY: FAIRHAVEN	Tax Yr Use Cat Bldg Value	Lan	Total Value Asses'	Notes	-17	Prior Id # 1:
	930 FV	499,333.	376,500 376,500 376,1 401,600 401,600 401,1	376,500 Year End Roll 1///2014 401,600 Year End Roll 12/18/2012	PRINT Data Time	Prior Id # 3:
PREVIOUS OWNER	930	0 499,333. 40	401,600		06/03/14 13:53:38	Prior Id # 1:
Owner 1:	2011 930 FV	499,333.	421,700		Z	Prior Id # 3:
Owner 2:	950			762 900 Tedi End 11/20/2008	Time	Prior Id # 1:
Twn/City:	2009 950 FV	0499,333.313 81	811,600		15:19:50	Prior Id # 2:
St/Prov: Cntry	11	0499,333.063 82	00 820,500	820,500 Tear cito	Jane	ACD Man
Postal	SALES INFORMATION	IAXL	Colo Drino V	Vonif	Notes	Fact Dist:
NARRATIVE DESCRIPTION	Grantor	Type	Sale Flice V			Reval Dist
This Parcel contains 499,353 SQ FT or land mainly crossined as VACANT TOWN		4/10/1893	I NO NO			Year.
OTHER ASSESSMENTS Code Descrip/No Amount Com. Int						BidReason:
	BUILDING PERMITS Date Number Descrip	Amount C/O	Fed Code F. Descrip	AC		Name
PROPERTY FACTORS     Item     Code     Descrip       Item     Code     Descrip     %     Item     Code     Descrip       Z     RA     SINGLE RE     100     U     U     U     U       n     Census:     Item     Item     Item     Item     Item       Flood Haz:     D     Topo     Topo     Item     Item     Item	05 16179 Ot	65,000 4/		concession stand	ΤË	JBettencourt
s Street t Traffic Traffic				Annraised Alt	e. 1	
D SECTION (First 7 lines only) Description LUC No of Units PriceUnits Unit Type	Land Type LT Base Unit Price	Adj Neigh Neigh N	Infl 1 % Infl 2 %	Infl 3 % Appraised Alt % Value Class %	Land Code Fact Use	Use Value Notes 376.500
V 499333 Procurits SQ FT S	0 0			376,500		376,300
				Total: 376 500 Sol Credit	Total:	376,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro

Rating Rating	Raing Raing Raing Raing     RESIDENTIAL GRID Ist Res Grid Desci W1     # Units Diter       FEATURES     Istes Grid Desci W2     # Units W1       Raing Raing     Other W2     Istes Grid Desci W2     # Units W2       Raing     M2     Istes Grid Desci W2     # Units W2       Interior     W2     Istes Grid Desci W2     # Units W2       Interior     W2     Istes Fisher     Fisher       Interior     %     Baths     Fisher     Fisher       Interior     %     Baths     Fisher     Fisher       Size Ad; 1.0000000     %     Fisher     Size Ad;     Description       Size Ad; 1.0000000     Wats/SS2     AnRate     Ind Val     Size Ad       Gradet I     Units/Fisher     Size Ad     Gode     Description       Size Ad; Ioadio     Wats/SS2     AnRate     Ind Val     Size Ad       Gradet I     Units/Fisher     Val/SUSA     Size Ad     Gode       Gradet I     Usits/Fisher     Val/SUSA	Code Description A Y/S Qty Size/Dim	SPEC FEATURES/YARD ITEMS	Depreci						Heat Fuel: Othe	Int vs Ext:			Bsmnt Gar: Ba		Sec Floors: %	Prim Floors: Override:		%			INTERIOR INFORMATION DEPR	Lump Sum Adj: Na		Jurisdict Fact: F	Alt LUC: Alt %: Total Units:	Eff Yr Blt:		INFORMATION		A		Roof Struct: OTHE	%		(Liv) Units: Total: 3/4 Bath:	iype:
ESIDENTIAL GRID         stRes Grid Desc:         etee         FY LR OR D K FR RR BR FB HB L O         pee         ada         RMS:       BRs;         Baths:         Interior:         Interior:         Interior:         No Unit         Baths:         Exterior:         Interior:         Interior:         Interior:         Interior:         Interior:         Interior:         Interior:         Interior:         No Unit         Totals         Baths:         Baths:         Interior:         SUB AREA         SUB AREA         Code       Description         Area - SQ         Rate         Size Ad         General:         DS Dep       Val/Su SzAd	ESIDENTIAL GRID stres Grid Desc <u>Maria</u> <u>Automos</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Maria</u> <u>Ma</u>	Qual Con Year		iated Total: 0	epreciation: 0	Adj Total: 0	UC Factor: 1.00	orhood Inf: 1.00000000	ade Factor:	r Features: 0	Adj \$ / SQ:	Const Adj.: 8.00000000	Size Adj.: 1.00000000	asic \$ / SQ:	SUMMARY	Total:	ride:	cial:	mic:	onal:	ond: AV - Average	ECIATION	ame:	)wn:	loor:	nits:	tion:	O INEODMATION				s: Rating:	R FEATURES				
Image: Totals     Totals       Totals     Sale Price       Date     Sale Price       Before Depr; 0:00     Size Add       Val/Su Net:     Image: Sale Price       PARCEL ID     Image: Sale Price	Image: Simple of the second	D/S Dep		Final Total: 0	Special Features: 0	Juris. Factor:								Rate Parcel ID	COMPARABLE SAL		T	1	-		1	D	Interior:	Exterior:	REMODELING		RMs:	LVI	LVI 2	Upper	Other	-	1st Res Grid Desc:	RESIDENTIAL G			
Net Sketched Area: Juris Value	REA       Description     Area - SQ       Rate - AV     Unc       Image: Sign of the second secon	Fact NB Fa Appr Value	PARCEL	Val/Su SzAd	Val/Su Net:	Before Depr: 0.00								Date	ES			Totals						RMS BRS	RES BREAKDOWN		Baths:										
Area SQ Rate	Area - SQ Rate - AV Unc Area   Total: MAGE		D 22A-194			Ad							X			AREA	210.01.																				
				IMAGE	MACE																																

Total Yard Items: Total Special Features:

More: N

1

Totat:

	Tradal 403 800	400 040 Col Condit	Tobal				2	( a	
103,800		103,818			1.901 05 RA	0 3.75 1.90	SITE	SQFT	935 IMPR PUB SA
alue Notes	J Code Fact Use	% Appraised Alt % Spec Value Class % Land	2 % Infl 3	Infi 1 % Infi 2	Neigh Neigh Neigh Influ Mod	Base Unit Price Adj Value	Land Type LT B Factor V	Unit Type	Description Fact N
		Sign:						Traffic lines only)	s Sueer t Traffic AND SECTION /First 7 lines only)
								Торо	
								Exhibit	Flood Haz:
								4 001	RA SINGLE RE
JBettencourt	JB	1/1/2000 INSPECTED					<u> </u>	-	ode TY
Name		ACTIVITY INFORM	rip Comment	Fed Code F. Descrip	Amount C/O Last Visit F	Descrip	BUILDING PERMITS		
	<del></del>						اليات	Amount Com. Int	Descrip/No
BldReason:									Rooms Total, and 0 Bdrms.
LandReason:	-							Roof Cover, with 1 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0	ver, with 1 Units, 0 E
Year	-					00000		IMPR PUB SAF with a(n) FIRE STAT Building Built about	JB SAF with a(n) FI
Fact Dist:	Notes	Assoc PCL Value	1 No No	ode Sale Price	Type Date Sale Code	al Ref	Grantor	This Parcel contains 14,565 SQ FT of land mainly classified as	cel contains 14,565
ASR Map:	17	PAT ACCT.	Ì		TAX DISTRICT	ATION	SALES INFORMATION		PUSIAI.
Prior Id # 3:			200,700 Year End	200,	14,565.	61,100	950	Cntry	
Prior Id # 2:	15:38:37	10/3/2007	200,700	200	14,565.	61,100	2008 950 FV		
Prior Id # 3:	LASI KEV	r End 10/21/2009	179,300 Year End	121,500 179,300 131 200 192 300	14,565.	57,800 61 100	950		Street 1:
Prior Id # 2:	4:23:17		174,100 Year End		14,565.	57,800	935		Owner 7:
Prior Id # 1: NI	Time	r End Roll 12/28/2011	168,500 Year End Roll	110,700 168,500	0 14,565. 110	57,800	2013 935 FV		PREVIOUS OWNER
Prior Id # 3:	PRINT		161,600 Year End Roll	103,800 161,600	14,565.	57,800	935	Type:	Postal: 02719
Prior Id # 1:		Notes Date	Asses'd Value	Total Value	Items Land Size Land Value	Cat Bldg Value Yrd I	Tax Yr Use Cat	Cntry Own Occ:	St/Prov: MA
USER DEFINED	00/10/10	03	Darcel ID 224-103			4			Street 2:
Properties Inc.	Insp Date	Land Unit Type:	/Parcel: 192.38		Total Value per SQ unit /Card: 192.38		- Source: Market Adj Cost	EET	Street 1: 40 CENTER STREET
Datriot		Total Land:	161,600	103,800	0.334	57,800	Total Parcel		Owner 3:
	GIS Ref	Entered 1 of Cito	161 600	103 800	P&& 0	57 800	Total Cand	SNO	Owner 2: TOWN POSSESSIONS
N	GIS Ref			1					OWNERSHIP
		tiondi room infor-	161,600	300		8		ADAMS STREET, Fairhaven	
1	liser Acct	I enal Description	Total Value	Land Value	ARY Land Size	IN PROCESS APPRAISAL SUMMARY Use Code Building Value Yard Items	IN PROCESS AP	Direction/Street/City	PROPERTY LOCATION
	1.1	Fairhaven	Fair	CARD	LOT3		T LOT2	BLOCK LOT	MAP
				L P L L					

			Juris. Value	JCod JFact Juris.	Fact NB Fa Appr Value	S Dep LUC	Unit Price D/S	Qual Con Year	S Size/Dim	SPEC FEATURES/YARD ITEMS	Code Descrip
AssessPro Patriot Properties, Inc	AssessPro		IMAGE		Val/Su SzAd 68.81	Final Total: 57800	Final	Depreciated Total: 57839	Depreciated		
			IMAGE		Val/Su Net: 68.81	tures: 0	Special Features: 0	Depreciation: 0	Deprec	% Sprinkled	% Com Wal
	840	840 FinArea	840 Gross Area	Size Ad	Before Depr: 68.86	actor:	Juris. Factor:	Adj Total: 57839		Central Vac: NO	Solar HW: NO
	57,839	Total:	Net Sketched Area: 840	Net Ske		TAL AND	TEOLEWICH.	LUC Factor: 1.00	LUCI	) % AC:	% Heated: 100
		1	-		Ind Val	AvRate:	WHAV\$/SO-	Neighborhood Inf: 1.00000000	Neighborhc		# Heat Sys:
								Grade Factor: 1.00	Grade	- GRAVTY H/A	Heat Type: 2
								atures: 0	Other Features: 0	- GAS	Heat Fuel: 2
								Adj \$ / SQ: 68.856	Adj		Int vs Ext:
								Const Adj.: 0.85535997	Cont		Insulation:
								Size Adj.: 1.14999998	Siz		Electric:
					Date Sale Price	Parcel ID Typ	Rate F	Basic \$ / SQ: 70.00	Basic :		Bsmnt Gar:
Descrip	57 830 Area Lishi	NAIE - NA	FI OOR 840	FFL 1ST FL OOR		COMPARABLE SALES	COMPAR	MMARY	CALC SUMMARY		Bsmnt Flr:
	_			1202		sral.	0% General:	Total:	%		Sec Floors:
				CIID ADEA		ung.			Override:	- CONCRETE	Prim Floors: 12
					Totals	UIC:	1		Special:		Partition:
						ing:	% Plumping:		% Economic:		Sec Int Wall:
	L					Baths:	2		Functional:	- PLASTER	Prim Int Wal 2
		20			-	nen:	-	GV - Good-VG	Phys Cond: GV		Avg Ht/FL: 10
						ons:	Þ	0	DEPRECIATION	ORMATION	INTERIOR INFORMATION
		FIRE STATION	FIR			rior:	Interior:		Name:		Lump Sum Adj:
					No Unit RMS BRS FL		Exterior:		% Own:	đ	Const Mod:
					RES BREAKDOWN	REMODELING F	REMO		Floor.	Fact:	Jurisdict:
									Total Units:	Alt %:	Alt LUC:
					Is: Baths: HB	RMs: BRs:	Totals		Location:	Eff Yr Blt:	Year Blt: 1920
							Lower	CONDO INFORMATION	CONDO IN	- AVERAGE	Grade: C - /
								Rating:	WSFlue:	ORMATION	GENERAL INFORMATION
			45				U VI 3	Rating:	Frpl:		View / Desir:
							Uther	Rating:	A Kits:		Color:
					N FR RR BR FB HB L U		Level	Rating:	Kits:	- ASPHALT SH	Roof Cover: 1
						Desc:	1st Kes Grid	OTHER FEATURES	OTHER F	- GABLE	Roof Struct: 1
						RESIDENTIAL GRID	RESIL	Rating:	% OthrFix:		Sec Wall:
								Rating:	A HBth:	- ASBESTOS	05
		FFL						Rating:	1/2 Bath:		Frame:
								Rating:	A 3QBth	- SLAB	
								Rating:	3/4 Bath:	Total: 1	
								Rating:	A Bath:	- ONE STORY	Sty Ht: 1
	Sum Area By Label : FFL = 840					FIRE STATION.	FIRE S	Rating:	Full Bath	Type: 48 - FIRE STAT	Type: 48
				CIVEICII		VILINIO	COM	DAINFEAIONES		CIVINITION	EN ERIOR INFORMATION

Total Yard Items:

More: N

Total Special Featues:

Totat.

MAP ERTY LOCATION	)T LOT2 LOT IN PROCESS APPRAISAL SUMMARY	LOT3 CARD SUMMARY	Fairhaven	17831	
CHESTNUT STREET, Fairhaven	930	Yard Items Land Size Land Value 79361.000 187.000	Total Value 187 000	Legal Description	User Acct
OWNERSHIP Unit #:			187,000		GIS Raf
HAVEN TOWN OF					IAN CID
Owner 3:	Total Card			Entered Lot Size	GIS Ref
Street 1: 40 CENTER STREET	Source: Market Adi Cost	T-t-1 V-L	100		Inen Pata Darlot
	Ource, Market Auf Cust	Fotal Value per SQ unit /Card; N/A	/Parcel: N/A Land Unit Type:	03	03/18/09 Inc.
Coto	OUS ASSES		Parcel ID 08-068		
Postal: (09719 Villy) Uwn Ucc:	Yr Use	Land Value		Date	Prior Id # 1:
	930	79,361.	187,000 Year End	1/7/2014 PRINT	
Owner 1:	2013 930 FV	. 198,200		2	Time
Owner 2:	930	79,361. 211,300	00 211 300 Year End Koll	81	
Street 1:	2010 950 FV	79,360.656		10/21/2009 LAS	P-T
St/Drov Control	950	0 79,360,656 261,000 253,80	00 255,800	11/20/2008 Da	Time
Postal:	2007 950 FV	79,360.656 261,000		1/12/2007	14.32.00
NARRATIVE DESCRIPTION	SALES INFORMATION	TAX DISTRICT		PAT ACCT.	783 ASR Map:
This Parcel contains 79,361 SQ FT of land mainly classified as	Grantor Legal Ref	Type Date Sale Code Sale	Price V Tst Verif Assoc PCL Value	Value Notes	
VACANT TOWN	1173-209	2/20/1956	1 No No		
Code Descrip/No Amount Com. Int					BidReason:
	BUILDING PERMITS	Fed Code	Commont	TY INFORM	P
PROPERTY FACTORS       Item     Code     Descrip     %     Item     Code     Descrip       Z     RA     SINGLE RE     100     U     U     U     U       o     Item     Code     U     U     U     U     U       o     Item     Item     Item     Item     Item     Item       o     Item     Item     Item     Item     Item     Item	18461 sig 6 16988 sig	3/18/2009 Fed Code	r. Descrip Comment	Date Result 3/18/2009 PERMIT VISIT	JB JBettencourt
s Street Traffic AND SECTION (First 7 lines only)			S	Sign:	-
s Unit Type SQ FT S	nd Type LT Base Unit Pri	eigh Neigh Infl 1 % I	nfl 2 % Infl 3 % Appraised	ed Alt Spec J Class Land Code	Fact Use
		0.47107 RA	187,021		187,000 18700

RESIDENTIAL GRID         1st Res Grid       Desc:         Level       FY       LR         Upper       LR       R         Lower       FY       LR       DR         Lower       FY       LR       DR         Lower       FY       LR       DR       RE         Lower       Interior:       Interior:       RE       RE         Lower       Kitchen:       BRs:       Noi         Additions:       Electric:       Noi       Noi         Electric:       Heating:       Interior:       Noi         General:       Seneral:       Interior:       Noi         Juris. Factor:       Frinal Total:       Typ       Interior:         Juris. Factor:       Final Total:       Final Total:       Final Total:         E       D/S Dep       LUC       Final Total:       Final Total:	FR     RR     BR       Baths:     Ind.Val       Date       Val/Su       Val/Su	FR       RR       Br       HB       L         Baths:       HB       HB       L         S       BREAKDOWN       Ant       RMS       BRS         Juit       RMS       BRS       Before Depr.       0.00         Val/Su       Neter:       0.00       Val/Su       Sale Pr         Val/Su       Sale Pr       Apr Val/Su       PARC         act       NB Fa       Apr Val/Su       Apr Val/Su
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More: N

Total Yard Items:

Total Special Featues:

Total:

- States

			]							
										1
	Code	Value Class ~			Influ	0.000	or Value 0	0	0 SQ FT	
alue Notes		d Alt %	Infl 2 % Infl 3	h Infl 1 %	Neigh Neigh	Adi		e Land Type	nes only) Depth / Unit Type	D SECTION (Firs
1 1		Sign:							Traffic	
		]							Street	
									Topo	
										Flood Haz:
									Exmpt	Census:
									+	
									C	Z RA SINGLE RE 100
JBettencourt	JB	8/21/2012 INSPECTED						crip	=	Code Descip
Name		ACTIVITY INFORM	F. Descrip Comment	Fed Code	C/O Last Visit	p Amount	BUILDING PERMITS Date Number Descrip	BUILD		
									Amount Com. Int	Code Descrip/No
BldReason:										OTHER ASSESSMENTS
LandReason:								sunoc	alfBaths, 0 3/4 Baths, 0 Ro	Cover, with 0 Units, 0 Baths, 2 HalfBaths, 0 3/4 Baths, 0 Rooms
Year:									r and ASPHALT SH Roof	Having Primarily WOOD Exterior and ASPHALT SH Roof
Reval Dist:								8	F I OF land mainly classified Building Built about 1972	Parcel contains / 1,/01 SQ
Fact Dist:	Notes	Assoc PCL	Price V Tst Verif	Sale Code Sale Price	Date Sal	Ref Type	Grantor Legal Ref		N ET of land mainly classifier	NARRATIVE DESCRIPTION
ASR Man	Jane 740	PAT ACCT		<b>TRICT</b>	TAX DISTRICT		SAI ES INFORMATION			Postal:
Prior Id # 2:	14:51:12								Y	St/Prov: Cntry
Prior ld # 1:	Time									Twn/City:
Prior Id # 3:	EV									Street 1:
Prior Id # 2:	06/03/14 13:52:51									Owner 1:
Prior Id # 1:	Time									PREVIOUS OWNER
Prior Id # 2:	PRINT								Type:	Postal: 02719
Prior Id # 1:	-	Notes Date		Land Value Total Value	Land Size	e Yrd Items	Tax Yr Use Cat Bldg Value	Tax Yr	y Own Occ:	St/Prov: MA Cntry
USER DEFINED			Parcel ID 08-009				OUS ASSESSMENT	PREV		Twn/City: FAIRHAVEN
A Properties Inc	08/21/12 08/21/12	Land Unit Type:	/Parcel: 82.13	t /Card: 93.94	Total Value per SQ unit /Card: 93.94		Source: Market Adj Cost		-	Street 2:
Darrot		Total Land:	2,686,100	136,000	1.647		arcel 2,550,100	Total Parcel		OWIELS.
	GIS Ret	Entered Lot Size	99,200		0.000			Total Card		Owner 2:
			00							Owner 1: FAIRHAVEN TOWN OF
	GIS Ref								Unit#	HIP
	User Acct	Legal Description	10tal Value 99.200		0.000		Joue Duilulity Value 99.200	957	PI FASANT STREET Fairhaven	90 AILINO PI FASA
			Total Valua	I and Value		SUMMAR	SS	IN PR	Direction (Street/City	ERT
		Fairhaven	Fai	CARD	3	LOT3	LOT2	LOT	BLOCK	MAP
2,000,100	COLOCLU.	17401							COO.	00

JCod JFact Juris. Value	PARCEL ID 100-009 Dep LUC Fact NB Fa Appr Value JCod JFa	Unit Price D/S Dep	Qual Con Year	Size/Dim Q	Code Description A Y/S Qty	Code Descrip
IMAGE AssessPro Patriot Properties, Inc	9200 Val/Su SzAd	Final Total: 99200	otal: 99178	Depreciated Total: 99178		
IN ACT		Special Features: 0	Depreciation: 40117	Deprecia	% Sprinkled	% Com Wal
1056 FinArea	Dr. Before Depr. 125.40	Juris. Factor:	Adj Total: 139295	Adj T	-	Solar HW: NO
Net Sketched Area: 1,056 Total: 132,425	AVKate: Ind. Val	VVUAV\$/SCL	LUC Factor: 1.00	LUC Fa	0 % AC: 100	% Heated: 100
		MAA	Neighborhood Inf: 1.00000000	Neighborhoox		# Heat Sys:
			Grade Factor: 1.00	Grade Fa	- RADIANT HW	Heat Type: 4
			Other Features: 6870	Other Feat	- ELECTRIC	Heat Fuel: 3
			Adi \$ / SO: 125.403	Adi \$		Int vs Ext:
			Const Adi - 0 97970796	Const		Insulation:
	erib Typ Date Sale Price		Size Adi - 1 6000000	Size		Electric:
FFL 1ST FLOOR 1.056 125 400 1.32 425 Area IIshi Descrip Type Qu	SALES	COMPARA	INIARY	CALC SUMMARY		Bennt Gar
Area SO Bate AV Hadaar Value SUB AREA DETAIL		28.8 % Oeileiai.			%	Bornt Flo
				Override:	- ASPHL TILE	Prim Floors: 14
	Totals	1				Partition:
		% Plumbing:		Ш	%	Sec Int Wall:
				Functional:	- PLASTER	Prim Int Wal 2
		-	AV - Average	Phys Cond: AV - Average		Avg Ht/FL:
		Additions:	TION	DEPRECIATION	FORMATION	INTERIOR INFORMATION
ŧ		Interior:		Name:	Adj:	Lump Sum Adj:
		Exterior:		% Own:		Const Mod:
	ELING RES RREAKDOWN	REMODELING		Floor	Fact:	Jurisdict:
PORTABLE CLASSROOM	NWS. DAUS. FD/2	I UIDIO		Total Units:	-	Alt LUC:
	DD-	Totolo	- Crans then	I onation	Eff Yr Blt:	- 1
		LVI	CONDO INFORMATION	CONDO IN	- AVERAGE	Grade: C
FFL			Rating:	WSFlue:	GENERAL INFORMATION	<b>GENERAL IN</b>
24		Upper	Rating:	Frpt:		View / Desir:
		Other	Rating:	A Kits:		Color:
	FY LR DR D K FR RR BR FB HB L O	-	Rating:	Kits:	- ASPHALT SH	Roof Cover: 1
	1st Res Grid Desc: # Units	<u>_</u> %	ATURES	OTHER FEATURES	- GABLE	Roof Struct: 1
	RESIDENTIAL GRID	RESIDE	Rating:	% OthrFix:		Sec Wall:
			Rating:	A HBth:	5 - WOOD	Prime Wall: 26
Sun Area B Jubel : FFL = 1056		GE	Rating: AVERAGE	1/2 Bath: 2		Frame:
			Rating:	A 3QBth	- CONC BLOCK	Foundation: 2
			Rating:	3/4 Bath:	Total:0	(Liv) Units:
			Ratino:	A Bath:	Sty Ht: 1 - ONE STORY	Sty Ht: 1
					- TOTAL CONTRACTOR	

Total Special Featues:

More: N

Total Yard Items:

Total.

MAP BLOCK LOT	LOT2	LOT3 CARD	CARD Eairhaven	1740!		
ERTY LOCA	IN PROCESS APPRAISAL SUMMARY	I and Size	and Value Total Value	Local Description	liner Anat	1
90 PLEASANT STREET, Fairhaven	957 102,700	0,000		regar recomption		
OWNERSHIP		1			GIS Ref	2
Owner 2:	Total Card 102,700	0.000	102,700	Entered Lot Size	GIS Ref	Matin
Street 1:40 CENTER STREET	Total Parcel 2,550,100	Total Value per SO unit /Card	2,686,100	Total Land:	Insp Date	Durinor
Street 2:	Source, Imainer Auj Cost	total value bei ore unitiorare of the		Land Unit Type:		- 1 Tober nes me.
Twn/City: FAIRHAVEN	PREVIOUS ASSESSMENT		Parcel ID 08-009			USER DEFINED
Cntry	Tax Yr Use Cat Bldg Value	Yrd Items Land Size Land Value	Total Value Asses'd Value	Notes Date		Prior Id # 2:
					Date Time	Prior Id # 3:
Owner 1:					-	Prior Id # 1:
Owner 2:					m	Prior Id # 3:
Street 1:					1.00	Prior Id # 1:
St/Drow Control					08/21/12 14:51:23	Prior Id # 2:
		TAV DICTOICT			jane	Prior Id # 3:
NARRATIVE DESCRIPTION	Granfor I egal Ref	ef Type Date Sale Code	Sale Price V Tst Verif	Assoc PCL Value	Votes	Fact Dist
Parcel contains / 1,/ 51 SQ F1 01 land triainly classified as EDUC with a/o/ SCHOOL Building Built about 1972						Reval Dist:
Having Primarily WOOD Exterior and ASPHALT SH Roof						Year:
Cover, with 0 Units, 0 Baths, 4 Hairbaths, 0 3/4 Baths, 0 Roulits						EldBoson:
ENTS						Dial reason 1-
	BUILDING PERMITS			ACTIVITY INFORMATION	TION	
	Date Number Descrip	Amount C/O Last Visit Fed (	Fed Code F. Descrip Comment	Date		Name
PROPERTY FACTORS Item Code Descrip Z RA SINGLE RE 100 U +				8/21/2012 INSPECTED	J.	JBettencourt
Census: Flood Haz: Topo Certoat						
Traffic Traffic				Sign:	10 (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	
Description LUC No of Units Depth / Unit Type	Land Type LT Base Unit Price	e Adj Neigh Neigh Infl Infl	1 % Infl2 % Infl3 %	Appraised Alt % Spec	J Fact Use Value	alue Notes
E 0 SQ.FT S	0					
	Donal IIC. 024 IMDE EDITO					

	_							_			32
		Juris. Value	сł.	Fact NB Fa Appr Value	LUC	rice D/S Dep	ar Unit Price	Qual Con Year	Size/Dim	Code Description A Y/S Qty	Code Descripti
			D 08-009	PARCEL II						ES/YARD ITEMS	PEC FEATUR
AssessPro Patriot Properties, Inc	Assess	IMAGE			102700	Final Total: 102700		Depreciated Total: 102740	Depreciated		
				Val/Su Net: 97.25	0	Special Features: 0	Spe	Depreciation: 41558	Deprec	% Sprinkled	% Com Wal
	1056 FinArea 1056	1056 Gross Area 10	Size Ad	Before Depr: 126.35		Juris. Factor:		Adj Total: 144298	Adj	Central Vac: NO	Solar HW: NO
	13			1110. V CI	mai valo.	1000		LUC Factor: 1.00	LUCF	% AC: 100	% Heated: 100
			2	Ind Val	AvRata.	WIAV\$/SO-		Neighborhood Inf: 1.00000000	Neighborho		# Heat Sys:
								Grade Factor: 1.00	Grade F	- RADIANT HW	4
								Other Features: 10870	Other Fea	ELECTRIC	Heat Fuel: 3 -
								Adj \$ / SQ: 126.353	Adj \$		Int vs Ext:
							6666	Const Adj.: 0.98712999	Cons		Insulation:
								Size Adj.: 1.60000002	Siz		Electric:
Area Usbi iype	120.000 100,420			Date Sale Price	D Typ	e Parcel ID	Rate	Basic \$ / SQ: 80.00	Basic \$		Bsmnt Gar:
Sub % Descrip	Undep	Area - SQ	ue 1CT		E SALES	COMPARABLE	C	MMARY	CALC SUMMARY		Bsmnt Flr:
AREA DETAIL		A 00	KE/			General:	28.8 %	Total:		- ASPHL TIL 25 %	Sec Floors: 14
201						1	%		Override:	- CARPET	Prim Floors: 4
				Totals		1	%		Special:		Partition:
						τ	9		П	%	Sec Int Wall:
						Dauis	~		Functional:	- PLYWD PANL	8
						1_	28. %	AV - Average	Phys Cond: AV		
						D		ATION	DEPRECIATION	ORMATION	<b>NTERIOR INFORMATION</b>
						Interior:			Name:		Lump Sum Adj:
	4	4		No Unit RMS BRS FL	No	Exterior:			% Own:		Const Mod:
	LASSROOM	PORTABLE CLASSROOM		RES BREAKDOWN		REMODELING			Floor:	Fact:	Jurisdict:
									Total Units:	Alt %:	Alt LUC:
				Baths: HB 4	As: BRs:	Totals RMs:			Location:	Eff Yr Blt	Year Blt: 1972
						Lower	N	CONDO INFORMATION	CONDO IN	- AVERAGE	Grade: C - A
						LVI 1		Rating:	WSFlue:	ORMATION	GENERAL INFORMATION
			24			Upper		Rating:	Frpl:		View / Desir:
		2				Uner		Rating:	A Kits:		Color:
				FR RR BR FB HB L O	FY LR DR D K	-		Rating:	Kits:	- ASPHALT SH	Roof Cover: 1
						ů,		OTHER FEATURES	OTHER F	- GABLE	
					IAL GRID	RESIDENTIAL GRID		Rating:	OthrFix:	%	Sec Wall:
								Rating:	A HBth:	- WOOD	Prime Wall: 26
FFL= 1066							ERAGE	Rating: AVERAGE	1/2 Bath: 4		
Sum Aven By Tabel -								Rating:	A 3QBth	- CONC BLOCK	2
								Rating:	3/4 Bath:	Total:0	
								Rating:	A Bath:	- 8	Sty Ht: 8
				N.	FOR ABLE CLASSROOM.	T UN MOLE		Kating:	Full Daul	SCHOOL	I VDE: Do - SCHOOL

Total Special Featues:

Total:

More: N

Total Yard Items:

				1				1			H	
						-			_			
113,400		Llass	value 113,445			RA	či	0 3.75		S	1 ILCOTINS	1 aut
2	J Fact Use Value	Alt %	% Appraised	% Infl 3	1 % Infl 2	-	Adj Neigh Neigh	Unit Price		Unit Type Land	,	Description LUC No
	· HER WAY DATA	Sign:	C.								lines only)	AND SECTION (First 7 lines only)
			>								Traffic	
											Street	
												Flood Haz:
											Exmpt	Census:
			2									
-											100 U	RA SINGLE RE
Jpettencont	Br	2/26/2008 PERMIT VISIT				000710717	5,672	RENOVATE	9/21/2001 12687	Descrip	Ħ	ode
		ACTIVITY INFORMATION		ip Comment	Fed Code F. Descrip	Ē	CIO	TS Descrip	N	× 00		EDTY FACTORS
										Com. Int	Amount	Descrip/No
BldReason:	1											OTHER ASSESSMENTS
Year: LandReason:										aths, 0	Cover, with 0 Units, 0 Baths, 10 HalfBaths, 0 3/4 Baths, 0	with 0 Units, 0 Baths,
Reval Dist:				1 No No			3/25/1988	00000		ut 1896,	IMPR EDUC with a(n) SCHOOL Building Built about 1896,	DUC with a(n) SCHO
1	Notes		rif Assoc PCL Value	V Tst Verif	Sale Price	Sale Code	Type Date	Legal Ref	Grantor		This Parcel contains 31,680 SQ FT of land mainly classified as	cel contains 31,680 S
ASR Map:	2646	PAT ACCT.				TAX DISTRICT	TA	TION	SALES INFORMATION	L		
Prior Id # 3:	3 L		ear End	2,888,700 Year End	1.1			2,732,000		2	Citry	Postal:
Prior Id # 1:	Date 1111e	10/3/2007 03		3,068,300	3,068,300			2,911,600	957	N	intra-	
Prior Id # 3:	-5	1-	ear End	3,043,400 Year End		30. 132,800 30 147 300	0 31,680.	2,910,600	2009 957 FV			Street 1:
Prior Id # 2: Y	06/03/14 13:53:21		ear End	3,037,300 Year End				2,910,200	934			Owner 2:
Prior Id # 1: NI			ear End Roll	3,030,700 Year End Roll			0 31,680.	2,909,700	934			Owner 1:
Prior Id # 3:	-	12/18/2012 P	ear End Roll	3,022,000 Year End Roll	0 3 030 300			2,909,300	934			
Prior ld # 2:			Notes	Asses d value	1 0tal Value	RO 113 ADD	n 31 680		2014 034 EV			02719
Prior Id # 1:				Parcel ID 22A-192	Tatal Vialua				SNO	Own Occ.	Cntrv Owr	St/Prov. MA
5 1			Land Unit Type:	- unoci, 101.7 1		Or and out	i otto i national post					Street 2:
-	Insp Date	anu.	i ulai Lailu.	Darrol: 101 71		SO unit /Card	Total Value per SO unit /Card 102 43	Adi Cost	Source: Market Adi Cost	-	EET	Street 1: 40 CENTER STREET
		Entered Lot Size	Ente	2,935,400	113,400	0.727		2 908 900	Total Parcel			Owner 3:
-	GIS Ref				10 100	101		20000	Tatal David	-	٢	Owner 2: OXFORD SCHOOL
-	GIS Ref										VN OF Unit #	OWNERSHIP
	Daci Mont	regai peseription	Legui	2,935,400	100	00		8			MAIN STREET, Fairhaven	
	lleer Arct	Description	Icna	Total Value	Land Value	Land Size Lan		APPRAISAL SUN Building Value Ya	Use Code Building Value Yard Items		Direction/Street/City	No Alt No
		120401	Fairhaven	Fa	CARD	ç	LOT3	T2	LOT2	LOT	BLOCK	MAP
Ì		100 401										

P	BUTT	B	2. ř.				0						
				Juris. Value	JCod JFact	Appr Value	LUC Fact NB Fa	D/S Dep	n Year Unit Price	Qual Con	Size/Dim	A Y/S Oty	Description
					22A-192	PARCEL ID					0,	SPEC FEATURES/YARD ITEMS	; FEATURE
Patriot Properties, Inc	AssessPro		IMAGE			Val/Su SzAd 98.47	-	Final Total: 2822000		Depreciated Total: 2822006	-		
			MACE			Val/Su Net: 58.36	Va	Special Features: 0		Depreciation: 736640	1	% Sprinkled	% Com Wal
	28658	48355 FinArea		28658 Gross Area	Size Ad	Before Depr: 108.08	Befo	Juris. Factor:	5	Adj Total: 3558645	1	Central Vac: NO	NO
	2,102,030	Total:		Net Sketched Area: 48,355	N	ind.vai	AVRate:	VVUAVA/SUL		LUC Factor: 1.00	-	% AC:	100
									1	Neighborhood Inf: 1.00000000	Neighbo		0
									68	Grade Factor: 1.68	Gra	FORCED H/W	
	1								000	Other Features: 20000	Other	OIL	-
	2,835	22.500	126	OPEN PORCH	OFF				1.447	Adi \$ / SQ: 64.447			Int vs Ext:
	379,209	64.450	5,884	2ND FLOOR					98794073	Const Adi :: 0.98794073			Insulation:
	1.1.1	12.890	19,571	BASEMENT		d Udie Fille	Typ Date		42677	Size Adi 10 81542677			Electric:
Usbl Descrip T	1,467,726 Area	0	22,774	1ST FLOOR				Parcel ID	00 R	Basic \$ / SO 80 00	Ba		Bsmnt Gar:
%	ndepr Value Sub	Rate - AV U	Area - SQ	Description	Code		IEC			CALC SIMMARY			Remnt Flr
SUB AREA DETAIL	SUB			ËA	SUB AREA				Total: 20.7 %		% Overline.		Sec Floors: 14
						Totals		1	0/0	ido.	Override:		
								Electric:	%	niol:	% Economic:		Sec Int Wall:
				UPT 21 0	15				%	)nal:		- PLASTER	N
				-	7 FFL	-	1	-	20	Phys Cond: VG - Very Good	Phys Co		Avg Ht/FL: 10
				7 SFL 28 14	14 FFL 28 S		<u> </u>	A		DEPRECIATION	DEPRI	RMATION	NTERIOR INFORMATION
			NT	FURMER DRD SCHOOL- NOW VACA	FURMER DXFD			Interior:		Name:	Na		Lump Sum Adj:
			L	31	31 BMT	RMS BRS FL	No Unit RMS	Exterior:		WIN:	% Own:		Const Mod:
					SFL	RES BREAKDOWN	RES BP	REMODELING		Floor:	П	Fact:	Jurisdict:
				7 28	28 7			-		nits:	Total Units:	Alt %:	Alt LUC:
				21 25	25 FFL	Rathe: HR 10	BRs.	Totals RMs		tion:	Location	Eff Yr Blt	201
				28	28			Lower	ATION	INF	COND	- VERY GOOD	Grade: A - VE
				61					<u>9</u>		WSFlue:	RMATION	GENERAL INFORMATION
				22	4			Upper	iq:		Frpl:		View / Desir:
62	M			=	26			Other	ĝ;		A Kits:		Color:
			141	2		K FR RR BR FB HB L O	1.1	Level FY LK UK U	.D	s: Rating:	Kits:	- ASPHALT SH	-
			1			10.	1	122	ES	OTHER FEATURES	OTHE	- GABLE	
					70		GRID	RESIDENTIAL GRID	<u>19</u> :		% OthrFix:		
		BMT							19:		A HBth:	- BRICK	
3									Rating: AVERAGE	10	1/2 Bath:	CONCRETE	
					34				:D		A 3QBth	CONC BLOCK	Foundation: 2 - 0
BMT = 19571 DFP = 128			138	80					<u>iĝ</u>		3/4 Bath:	Total:0	
SFL = 5084 FFL = 22774	8								<u>9</u>		A Bath:	- TWO STORY	Sty Ht 2 -
82 Sum Prez By Label	-								10:	Full Bath Rating:	Full Bath	Type: 58 - SCHOOL	Type: 58 - SCHOOL

Total Yard Items:

Total Special Featues:

More: N

Total:

MAP BLOCK LOT		3 CARD	Fairhaven			
No Alt No Direction/Street/City	Ise Code Building Value	Land Size Land Value	Total Value Leo	Legal Description	User Acct	
SHIP					GIS Ref	2
Owner 2: OXFORD SCHOOL	Total Carri 86 000	0.000		Interned I at Disa	- GIS Ref	
Owner 3:	到 2,0	0.727 113,400	I	Total Land:	- national -	Datriot
Street 1:40 CENTER STREET	Source: Market Adj Cost	Total Value per SQ unit /Card: 82.29	/Parcel: 101.71 Land U	Land Unit Type:	Insp Date	A Properties Inc.
FAIRHAVEN	PREVIOUS ASSESSMENT		Parcel ID 22A-192			USER DEFINED
St/Prov: MA Cntry Own Occ: Postal: 02719 Type:	Tax Yr Use Cat Bldg Value	Yrd Items Land Size Land Value Total Value	Asses'd Value Notes	Date		Prior Id # 1:
JS OWNER					Date Time	Prior Id # 3: Prior Id # 1:
Owner 1: Owner 2:						Prior Id # 2:
Street 1:					Date Time	Prior Id # 3:
					-	Prior Id # 2:
Postal:		TAV DICTOICT				Prior Id # 3:
NARRATIVE DESCRIPTION	Grantor Lenal Ref		V Tet Verif	Accor PCI Value	Notec	Fant Diet:
Parcel contains 31,080 SQ F1 of land mainly classified as EDUC with a(n) SCHOOL Building Built about 1972.		The num one one			TIONO	Reval Dist:
Having Primarily WOOD Exterior and ASPHALT SH Roof Cover, with 0 Units, 0 Baths, 0 HaltBaths, 0 3/4 Baths, 0 Rooms				1		Year:
Total, and 0 Bdrms.						BldReason:
Code Descrip/No Amount Com. Int						
	BUILDING PERMITS Date Number Descrip	Amount C/O Last Visit Fed Code F. Descrip	comment	ACTIVITY INFORMATION Date Result	ATION Result By	Name
Item         Code         Descrip         %         Item         Code         Descrip           Z         RA         SINGLE RE         100         U						
Census: Exmpt						
Street						
D SECTION (First 7 lines only)				Sign:		
Description LUC No of Units Depth / Unit Type		Adj Neigh Neigh Neigh Infl 1 % Infl 2	% Infl 3 %	Appraised Alt % Spec	J Fact	Use Value Notes
CUADITADIE O PriceUnits	Factor Value	nflu Mod		Class	Code	
957 CHARITABLE 0 SQ FT SI	SITE 0 0.	0.000 05				

Full Bath       Rating:       PORTABLE CLASS ROOM.         3/4 Bath:       Rating:       Rating:         3/4 Bath:       Rating:       Rating:         A 30Bth       Rating:       Rating:         A 30Bth       Rating:       Rating:         A 30Bth       Rating:       Rating:         OTHEF EXTURES       Rating:       Reside:         Frib:       Rating:       Its Res Grid       Desc:         Frib:       Rating:       Uppe         Froit:       Rating:       Uppe         Froit:       Rating:       Uppe         Froit:       Rating:       Uppe         Froit:       Rating:       HB         CONDO INFORMATION       Interior:       Uppe         Location:       Total:       100         Name:       Total:       28.%         Beneral:       Baths:       HB         Condicia:       %       Beneral:         Orther Excursion:       Total:       10000000         Special:       Total:       28.%         General:       Total:       Total:         Molonood Int:       100000000       Total:       Total:         Grade Fadure:       <					Fact Juris. Value	LID ZZA-192	Fact NB Fa Appr Value	LUC	Unit Price D/S Dep		Qual Con Year	Size/Dim	Code Description A Y/S Qty	Code Description
0     34 Bahh     Raing     PORTABLE CLASS ROOM.       0     34 Bahh     Raing     Fill     Raing       0     34 Bahh     Raing     Fill     Raing       1     306b     Raing     Raing     Fill       1     A Kits     Raing     Raing     Raing       1     Kits     Raing     Raing     Raing       1     NothFax     Raing     Raing     Raing       1     Kits     Raing     Raing     Raing       1     Raing     Raing     Raing     Raing       1     Rescard Root     Raing     Raing     Raing       1     Raing     Raing     Raing     Raing       1	0 Taulou Topernes, I	Assessfru					Valvou SZA0 82.29	UN600	Filial Iolal	76		Depieciale		
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In Baltin Baltin Na     Rading Na (J2Bith Na     PORTABLE CLASS ROOM.       A Bash Na     Rading Baltin Na     Resto Rading Na     PORTABLE CLASS ROOM.       A Bash Na     Resto Rading Na     Resto Resto Na     Resto Resto Na     Resto Resto Na     Resto Resto Na     Resto Resto Na     Resto Na     Resto			IUDB FINATE	JSS Area	HU		Before Depr. 115.57	2	Juris. Factor.	G	dj 1 otal: 122	A	Central Vac: NO	Solar HW: NO
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58     SCHOOL     Full Bath     Rating:       1     -ONE STORY     A Bath:     Rating:       1     -ONE STORY     A Bath:     Rating:       2     -CONC BLOCK     A 3QBth     Rating:       2     -CONC BLOCK     A 3QBth     Rating:       26     -WOOD     A HBth:     Rating:       1     -GABLE     OthrFix:     Rating:       1     -GABLE     OTHER FEATURES     Tit Res Grid       1     -ASPHALT SH     Kits:     Rating:       -Frpl:     Rating:									LVI 1		Rating	WSFlue:	ORMATION	NERAL INF
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J - SCHOOL     Full Bath     Rating:     PORTABLE CLASS ROOM.       - ONE STORY     A Bath:     Rating:     PORTABLE CLASS ROOM.       - CONC BLOCK     3/4 Bath:     Rating:     PORTABLE CLASS ROOM.       - CONC BLOCK     A 3QBth     Rating:     PORTABLE CLASS ROOM.						L				•	Rating	A HBth:	- WOOD	Prime Wall: 26
3SCHOOL     Full Bath     Rating:     PORTABLE CLASS ROOM.       - ONE STORY     A Bath:     Rating:     PORTABLE CLASS ROOM.											Rating	1/2 Bath:		Frame:
58 - SCHOOL     Full Bath     Rating:     PORTABLE CLASS ROOM.       1 - ONE STORY     A Bath:     Rating:     Rating:       Total:     0     3/4 Bath:     Rating:											Rating	A 3QBth	- CONC BLOCK	Foundation: 2
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	Ŧ	Sum Area By Label			Contraction of the second s		OM.	CLASS ROU	PORTABLE		Rating	Full Bath	- SCHOOL	Type: 58

Total Yard Items: Total Special Features:

More: N

Totai:

#### 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.

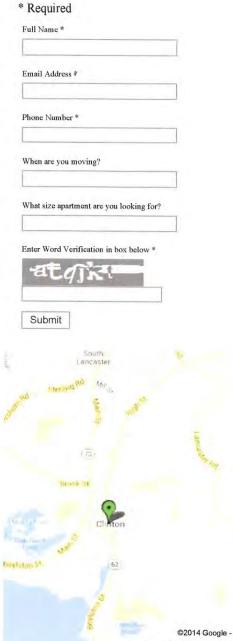
At Corcoran House, you're part of a vibrant community of friends, family and staff. You'll enjoy a lifestyle free of household chores and maintenance so that you may pursue lifelong interests or discover new ones. It's why we believe that Corcoran House is not just a place to live; it's a way of life.



CAREERS | EMPLOYEES | BLOG

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

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Page	4	015



Map data ©2014 Google +

Page 1 of 1



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011 Sec #: 1 01 1 Card 1 0			76						TQS	96 BAS	200					28 10 FOP 1010 28	4 20 4	1	A LOUD	10 march et	上二、「「「「「「「「」」						
-	CONSTRUCTION DETAIL (CONTINUED)	undurser			D USE	Percentage 100				2.450.681	0.00	1900	0661	1997	2	1	64	1,568,400 0			FEATURES(B)		Cnd %6Cnd Apr Value		Unit Cost Undeprec. Value	112.89 28.22 112.89 84.67 28.22 28.22	
	Element Cd. Ch.	1				Lode Description 1250 OTHR LIV F			COST/MARKET	Adj. Base Kate: Section. RCN:	Net Other Adj:	AYB EVB	Dep Code Remodel Rating	Year Remodeled Den %	Functional Obslnc External Obslnc	Cost Trend Factor Status	% Complete Overall % Cond	Apprais Val Dep % Ovr	Dep Ovr Comment Misc Inn Ovr	Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment	OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA F	L/B Units Unit Price Nr Kide Inn Rt C	Gde Dp Rt	BUILDING SUB-AREA SUMMARY SECTION		7,096 7,096 280 7,296 7,296 5,472 7,096 1,774	
	Cd. Ch. Description	Home for Acad	Commercial	Average +20		Drick/Masonry	Gable/Hip Slate	Minim/Masonry	Plastered	Hardwood	Oil	Steam None	OTHR LIV F			NONE	MASONRY	CEIL & WALLS	AVERAGE		LDING & YARD ITEMS()	Sub Sub Descript L/B/Units		BUILDING SUB-ARE	Living Area		
AT MALE INCLUDIN	1	74	94		Occupancy 40		Roof Structure 03 Roof Cover 11			Interior Floor 1 12		Heating Type 06 AC Type 01	Bldg Use 1250	1 otal Rooms Total Bedrms 00		Heat/AC 00	Frame Type 03 Baths/Plumbing 02	0	Wall Height 12	=	OB-OUTBUI	Description S			Description	First Floor Porch, Open, Finished Upper Story, Finished Three Quarter Story Basement, Unfinished	

	Value 311 494,500 311 105,500 CHNTON MA		VISION	600,000	Ve Coda Accessed Value	1250	Total: 450,000	a Data Conector or Assessor	SUMMARY	1,568,400	0	0 105 500	U	600,000 0 0	600,000	HISTORY	Cd.         Purpose/Result           43         Change- Reinsp. Re-revier           43         Change- Reinsp. Re-revier           04         Measur/Vac/Boarded up           04         Measur/Vac/Boarded up		Adj. Unit Price Land Value 6.32 105,500	
T ASSESSMENT	Code         Appraised Value         Assessed Value           1250         494,500         494,50           1250         105,500         105,50			Total 600,000 600	ASSESSMEN	494,5002009 105,5002009	600,000 Total: 600,000	1 mis signature acknowledges a visit by a Data Contector of Assessor	APPRAISED VALUE SUMMARY	Appraised Bldg, Value (Card)	Appraised XF (B) Value (Bldg)	Appraised OB (L) Value (Bldg)	Applated Land Value (Didg)	Total Appraised Parcel Value Valuation Method: Adjustment:	Net Total Appraised Parcel Value	VISIT/ CHANGE HISTORY	Date         Type         IS         ID           5/28/1999         MT         MT         MT           5/28/1996         RM         RM           5/21/1996         RM         RM		Notes- Adj Special Pricing	
ATION	an Description RESIDNTL RES LAND				V.C.	2010 1250 2010 1250	THEP ACCECMENTS	Number Amount Comm. Int.				BATCH	-				Date Comp. Comments 07/01/2008 01/01/1999 Compl.Ren	LAND LINE VALUATION SECTION	Acre C. Factor ST. Idx Adj. 1.0000 1.00 0.00	
STRT.ROAD	1 Paved 1 Urban 5 Curb & Gutter 6 Stitements	PLEMENTAL DATA	B PERMIT B PERMIT B PERMIT B PERMIT B PERMIT	L L	E SALE DATE q/u v/i SALE PRICE		OTUED AC	Code Description NIMERAD			GHBORHOOD	X NAME TRACING	Sa	FV06 NO INC APPRCH, TIF		RMIT RECORD	mount Insp. Date % Comp. 13,000 3,000,000 01/01/1998 100 3,000,000 01/01/1998 100	LAND LINE V.	Unit         Entro entrometer           Price         I. Factor         S.A.           SF         5.05         1.25         7	
)PO.	Level 1 All Public	SUPI	Other ID: PRECINCT VERIFY NOTES NOTES NOTES	S ID:	BI	465/37 8		Amount		Total:	ASS	AME STREET INDEX NAME	NOTES			BUILDING PERMIT RECO	Description Amount Windows 13 Windows 3,000 Renovation 3,000		D Frontage Depth Units 16,703	
CURRENT OWNER	CURCURAN HOUSE ASSOC LP 1 C/O HALLIKEEN MGMNT 40 WALNUT ST	CLINTON, MA 01510		9	RECORD OF OWNERSHIP	CORCORAN HOUSE ASSOC. LTD. PRTS	EVEMBTONS	Year Type Description				NBHD/ SUB NBHD NAME 0001/A		RED/BRICK CORCORAN SCHOOL EXT WELL KEPT RENOVATED '98 FOR ASSISTED LIVING FACILITY	40 UNITS		Permit ID         Issue Date         Type         L           28102         12/10/2008         WIN         V           29195         12/11/1997         RE         F           9891         12/17/1997         RE         F		B         Use         Use           #         Code         Description         Zone           1         1250         OTHR LIV F         RI	

				ALL ALL
MLS #: 71433406 Lot 7, 34 Welcome St. Fairhaven, MA:East Fairhaven 02719	Land Descr: Other (See Remarks) Remarks: 1.25 ACRES of Land in Fairhaven MA down a p perform due diligence on land and usability. All info deeme List Office: RE/MAX Classic [] (508) 997-5757 Ext. 217 Sale Office: RE/MAX Classic [] (508) 997-5757 Ext. 217	MLS #: 71486059 2 Meadow Ln Fairhaven, MA 02719 Type: Residential Electric: Other (See Remarks)	Land Descr: Level Remarks: Lot 9 is ready to build recreation fields and commuting. I FINANCING & BUILDER'S PACKAG List Office: Olde Dartmouth Soth List Agent: Robert Hamilton Sale Office: Andrew Mitchell & C	MLS #: 71433438 Lot 9, 24 Welcome St. Fairhaven, MA:East Fairhaven 02719 Type: Residential Electric: At Street Doc on Hand: Legal Description, St
Status: SLD 119	s) Fairhaven MA down a private road. Lusability. All info deemed reliable bu 508) 997-5757 Ext. 217 (508) 997-5757 Ext. 217	Status: SLD Zoning: RR Gas: Other (See Remarks)	Land Descr: Level Remarks: Lot 9 is ready to build with town approvals. "Mariner Estates" is a well-valued Community or recreation fields and commuting. It is situated along the Massachusetts south coast with access to Bos 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	MLS #: 71433438     Status: SLD     DOM: 230       Lot 9, 24 Welcome St.     Fairhaven, MA:East Fairhaven 02719     Acres: 0.5 (21)       Type: Residential     Zoning: RA     Acres: 0.5 (21)       Electric: At Street     Gas: At Street     Sewer: Public,       Doc on Hand: Legal Description, Subdivision Approval, Land Survey, Restrictive Covenants     Seven: Public,
DOM: 273	Land Descr: Other (See Remarks)         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 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 [1]       (508) 997-5757 Ext. 217         Sale Office: RE/MAX Classic [1]       (508) 997-5757 Ext. 217	DOM: 39 Acres: 1.25 (54450 sq.ft.) Sewer: Private	ss" is a well-valued Community conver s south coast with access to Boston, P at. gas, cable provided at street. 996-6562 Ext. 302 t. 5201	DOM: 230 Acres: 0.5 (21780 sq.ft.) Sewer: Public, At Street Restrictive Covenants
Sale Price: \$107,000 Sale Date: 8/16/2013 Off Mkt. Date: 6/11/2013	Site previously had a single family dwe by buyer(s) prior to offers. List Agent: Elizabeth Silva Sale Agent: Elizabeth Silva	Sale Price: \$90,000 Sale Date: 5/31/2013 Off Mkt. Date: 4/4/2013 Tax: \$2583 Water: Private	Land Descr: Level 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 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 Office: Andrew Mitchell & Company, LLC	Sale Price: \$88,000 Sale Date: 5/16/2013 Off Mkt. Date: 4/29/2013 Tax: \$1142 Water: Public, At Street
List Price: \$117,500 List Date: 9/11/2012 Orig. Price: \$117,500	Land Descr: Other (See Remarks) 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 Sale Office: RE/MAX Classic [] (508) 997-5757 Ext. 217	List Price: \$104,900 List Date: 2/25/2013 Orfg. Price: \$104,900 Fy: 2012	Land Descr: Level 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. 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 Office: Andrew Mitchell & Company, LLC [] (978) 341-5200 Ext. 5201 Sale Office: Andrew Mitchell & Company, LLC [] (978) 341-5200 Ext. 5201 Sale Agent: Maria Rebello Marks []	Fage 5 01 0 List Price: \$99,500 List Date: 9/11/2012 Orig. Price: \$99,500 Fy: 2012



Type: Residential Doc on Hand: Legal Description, Subdivision Approval, Land Survey, Restrictive Covenants Electric: At Street Gas: At Street Zoning: RA Sewer: Public, At Street Acres: 0.4 (17473 sq.ft.) Tax: \$1141 Water: Public, At Street

Fy: 2012

### Land Descr: Level

**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 Real
ty 🔢 (508) 677-2294

	Sale Office: Riverside Realty 1. (508) 677-2294	(508) 677-2294		Sale Agent: William Bissonnette	
	MLS #: 71433096	Status: SLD	DOM: 350	Sale Price: \$111,500	List Price: \$117,500
	Lot 6, 32 Welcome St.			Sale Date: 9/30/2013	List Date: 9/10/2012
Į,	Fairhaven, MA:East Fairhaven 02719	2719		Off Mkt. Date: 8/26/2013	Orig. Price: \$117,500
1	Type: Residential	Zoning: RA	Acres: 0.35 (15296 sq.ft.)	Tax: \$1142	Fy: 2012
	Electric: At Street	Gas: At Street	Sewer: Public, At Street	Water: Public, At Street	
	Doc on Hand: Legal Descriptic	Doc on Hand: Legal Description, Subdivision Approval, Land Survey, Restrictive Covenants	vey, Restrictive Covenants		
	Land Descr: Level				

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.

List Agent: Robert Hamilton

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

Town water/sewer, nat.gas, cable provided at street.

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Sale Date: 12/31/2013	Sale Price: \$115,000	
List Date: 9/7/2012	List Price: \$117,500	Lage 2 01 0

Orig, Price: \$117,500 List Date: 9/7/2012

Off Mkt. Date: 10/31/2013 Water: Public, At Street Fy: 2012

Doc on Hand: Legal Description, Subdivision Approval, Land Survey, Restrictive Covenants Electric: At Street Gas: At Street Sewer: Public, At Street

### Land Descr: Level

Type: Residential

Zoning: RA

Acres: 0.34 (15008 sq.ft.)

Tax: \$1140

Fairhaven, MA:East Fairhaven 02719

MLS #: 71432046 Lot 3, 26 Welcome St.

Status: SLD

DOM: 419

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, blke 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 🚺 (508) 996-6562 Ext. 302

## List Agent: Robert Hamilton

Sale Office: Olde Dartmouth Sotheby's International Realty 11 (508) 996-6562 Ext. 302

Sale Agent: Robert Hamilton

piece of property in the development. Great school district, NEW school! Cleared lot, no wetlands! Town Sewer and water 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 List Office: Ryan Realty & Associates 14 (774) 202-7060 1

	<b>Sale Office:</b> WEICHERT, REALTORS® - Neves & Cashman	List Office: WEICHERT, REALTORS® - Neves & Cashman Realty [] (508) 990-7775	(508) 990-7775	List Agent: Paula Levasseur 🚺 Sale Agent: Sandra Teves 🚺	
	MLS #: 71603685 99 New Boston Rd Fairhaven, MA 02719 <b>Type:</b> Residential	Status; SLD Zoning: RR	<b>DOM:</b> 1548 Acres: 2.34 (101960 sq.ft.)	Sale Price: \$155,000 Sale Date: 4/1/2014 Off Mkt. Date: 2/24/2014 Tax: \$1564	List Price: \$167,500 List Date: 11/1/2013 Orig. Price: \$167,500 Fy: 2013
A REAL PROPERTY.	Type: Residential Electric: Underground	Zoning: RR Gas: Other (See Remarks)	Acres: 2.34 (101960 sq.ft.) Sewer: Public, At Street	Tax: \$1564 Water: Public, At Street	Fy: 2013
	Doc on Hand: Restrictive Covenants, Recorded Plat	enants, Recorded Plat			
	Land Descr: Easements. Wetlands. Wooded	ands. 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 Tet Office DE/MAY Wel ind' anonco 1508

		ALL AND	
Remarks: rare 3/4 acre lot near high school in est List Office: Canto Real Estate 📢 (508) 995-4644 Sale Office: Platinum Group Realty, Inc. 🚺 (508)	0 linden ave Fairhaven, MA 02719 <b>Type:</b> Residential <b>Electric:</b> At Street <b>Doc on Hand:</b> Land Descr: Level, Wooded	MLS #: 71325708	Sale Office: RE/MAX Welcome Home 14 (508) 823-2700
Remarks: rare 3/4 acre lot near high school in established single family neighborhood List Office: Canto Real Estate 🚺 (508) 995-4644 Sale Office: Platinum Group Realty, Inc. 🔢 (508) 993-1110	Zoning: res Gas: At Street	Status: SLD	e Home 🔢 (508) 823-2700 ne Home 🔢 (508) 823-2700
family neighborhood	Acres: 0.78 (34018 sq.ft.) Sewer: Public	DOM: 207	
List Agent: Roger B. Canto 📑 Sale Agent: Judith Lima 🔢	Sale Date: 8/31/2012 Off Mkt. Date: 8/6/2012 Tax: \$1315 Water: Public	Sale Price: \$180,000	List Agent: Sharon Simmons
	List Date: 1/10/2012 Orig. Price: \$199,900 Fy: 2012	List Price: \$199,900	

Land Descr: Corner, Cleared, Scenic View(s) Remarks: 1.32 Acres Land near the Village w List Office: E. J. Pontiff Real Estate [] (508) Sale Office: E. J. Pontiff Real Estate [] (508)	Fairhaven, MA 02719 Type: Commercial Electric: At Street Doc on Hand:	MLS #: 71516539 67 Middle St
Land Descr: Comer, Cleared, Scenic View(s) Remarks: 1.32 Acres Land near the Village with views of Fairha List Office: E. J. Pontiff Real Estate (1) (508) 961-1671 Sale Office: E. J. Pontiff Real Estate (1) (508) 961-1671	Zoning: RA Gas: At Street	Status: SLD
Land Descr: Comer, 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 14 (508) 961-1671         Sale Office: E. J. Pontiff Real Estate 14 (508) 961-1671    Sale Agent: E. Jeffrey Pontiff 14	Acres: 0.31 (13591 sq.ft.) Sewer: Public	DOM: 656
perty: Map 11, Lots 35, 36 & 145; Map List Agent: E. Jeffrey Pontiff	Off Mkt. Date: 8/1/2013 Tax: \$8504 Water: Public	Sale Price: \$525,000
o 9, Lot 14. Outside of designated port.	List Date: 4/29/2013 Orig, Price: \$750,000 Fy: 2013	Page 6 of 6

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

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content

	Towns: Fairhaven, MA; Fairhaven:East Fairh	Timeframe: TODAY - 24 MONTHS	Status: SLD	Property Type(s): LD
	aven , MA; Fairhaven:Harbor View			
	, MA; Fairhaven:Nasketucket ,			
	MA; Fairhaven:Sconticut Neck			
	, MA; Fairhaven:West Island, M.			
	A; Fairhaven:Wilbur's Point , MA			
1				

			Land Listings		
	MLS #: 71336295	Status: SLD	DOM: 264	Sale Price: \$45,000	List Price: \$65,000
	LOT 29 washburn avenue			Sale Date: 8/1/2012	List Date: 2/8/2012
Photo Currently	Fairhaven, MA:East Fairhaven 02719	02719		Off Mkt. Date: 5/18/2012	Orig. Price: \$65,000
Undvaliable	Type: Residential	Zoning: RES	Acres: 2.27 (99000 sq.ft.)	Tax: \$1492.32	Fy: 2010
	Electric: Nearby	Gas: None	Sewer: Nearby	Water: Nearby	
ILL IT	Doc on Hand: Other (See Remarks)	narks)			
	Land Descr: Easements, Leve	Land Descr: Easements, Level, Wetlands, Irregular Lot, Other (See Remarks)	(See Remarks)		
	Remarks: THERE IS ONLY EN	OUGH LIPI ANDS FOR 1 BUILDAR	Remarks: THERE IS ONLY ENOUGH UPLANDS FOR 1 BUILDABLE LOT. TOWN HAS ISSUEDFINAL APPROVAL WITH CONDITIONS. SELLER IF FINALIZING THOSE DETAILS WITH THE		TZING THOSE DETAILS WITH T
	USABLE PORTION THAT IS BU	SOME OF THE LAND(WETLAND	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.	L WITH CONDITIONS. SELLER IF FINAL F THE FINAL LOT SIZE CHANGES A NEV AND SEWER NEARBY.	V DEED WILL BE RECORDED FO

Type: Residential Fairhaven, MA 02719 58 Ocean Avenue MLS #: 71128021

> Status: SLD Gas: At Street Zoning: RR

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

List Office: Tom Gavin Realty 13 (508) 728-2266

Acres: 0.08 (3616 sq.ft.) Sewer: Public

DOM: 869

Sale Price: \$60,000 Sale Agent: Thomas Gavin List Agent: Thomas Gavin

List Price: \$69,000

Tax: \$1583.86 Off Mkt. Date: 1/10/2013 Water: Public Sale Date: 3/30/2013

> Fy: 2010 Orig. Price: \$95,000 List Date: 8/25/2010

Doc on Hand: --Electric: At Street 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

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

	List Office: Platinum Group I Sale Office: Platinum Group	List Office: Platinum Group Realty, Inc. 🚺 (508) 993-1110 Sale Office: Platinum Group Realty, Inc. 🚺 (508) 993-1110		List Agent: Judith Lima		
and the second	MLS #: 71433451	Status: SLD	DOM: 38	Sale Price: \$84,000	List Price: \$99,500	
ALC NO	Lot 10, 26 Welcome St.			Sale Date: 11/20/2012	List Date: 9/11/2012	
and and	Fairhaven, MA:East Fairhaven 02719	02719		Off Mkt. Date: 10/19/2012	Orig. Price: \$99,500	
10 × 10	Type: Residential	Zoning: RA	Acres: 0.45 (19417 sq.ft.)	Tax: \$1142	Fy: 2012	
	Electric: At Street	Gas: At Street	Sewer: Public, At Street	Water: Public, At Street		
-	Doc on Hand: Legal Descript	Doc on Hand: Legal Description, Subdivision Approval, Land Survey, Restrictive Covenants	ey, 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

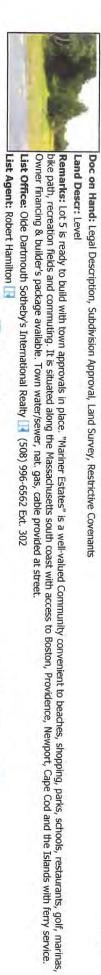
List Agent: Robert Hamilton

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

Fv: 2012		Acres: 0.38 (16654 sq.ft.)	Zoning: RA	Type: Residential
Orig. Price: \$117,500	Off Mkt. Date: 5/2/2013		02719	Fairhaven, MA:East Fairhaven 02719
List Date: 9/10/2012	Sale Date: 7/2/2013			Lot 5, 30 Welcome St.
List Price: \$99,500	Sale Price: \$85,000	DOM: 234	Status: SLD	MLS #: 71433081

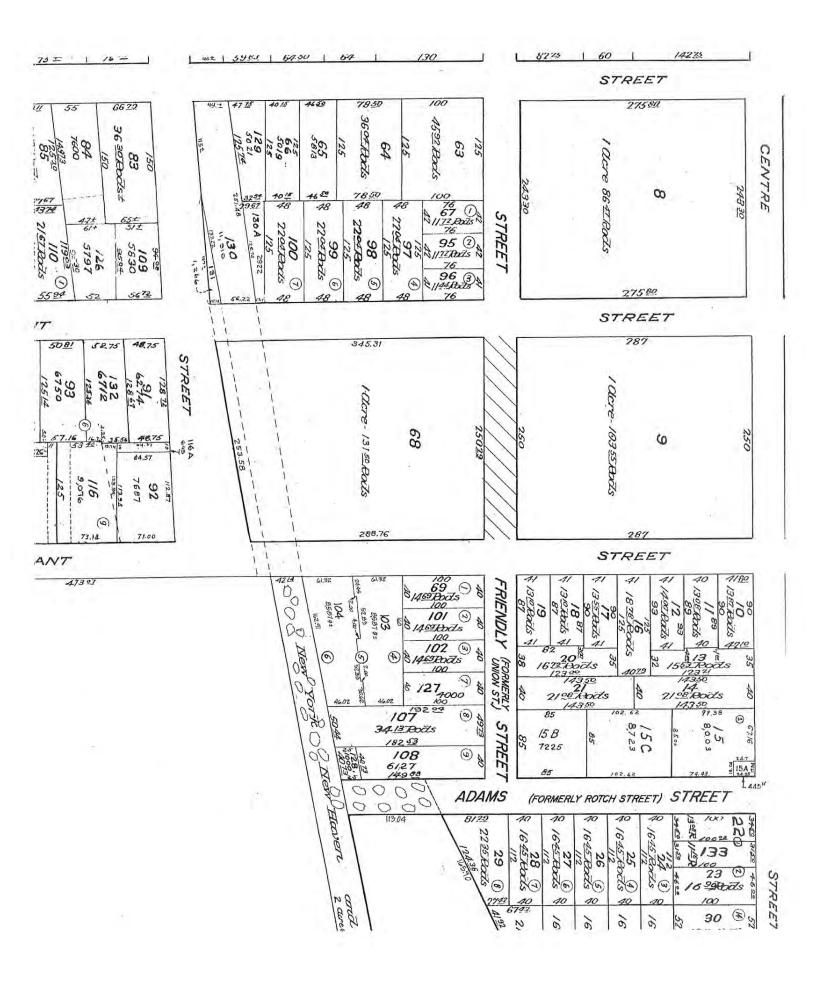
http://h3f.mlspin.com/search/results.asp?printpage=yes&sortby=12

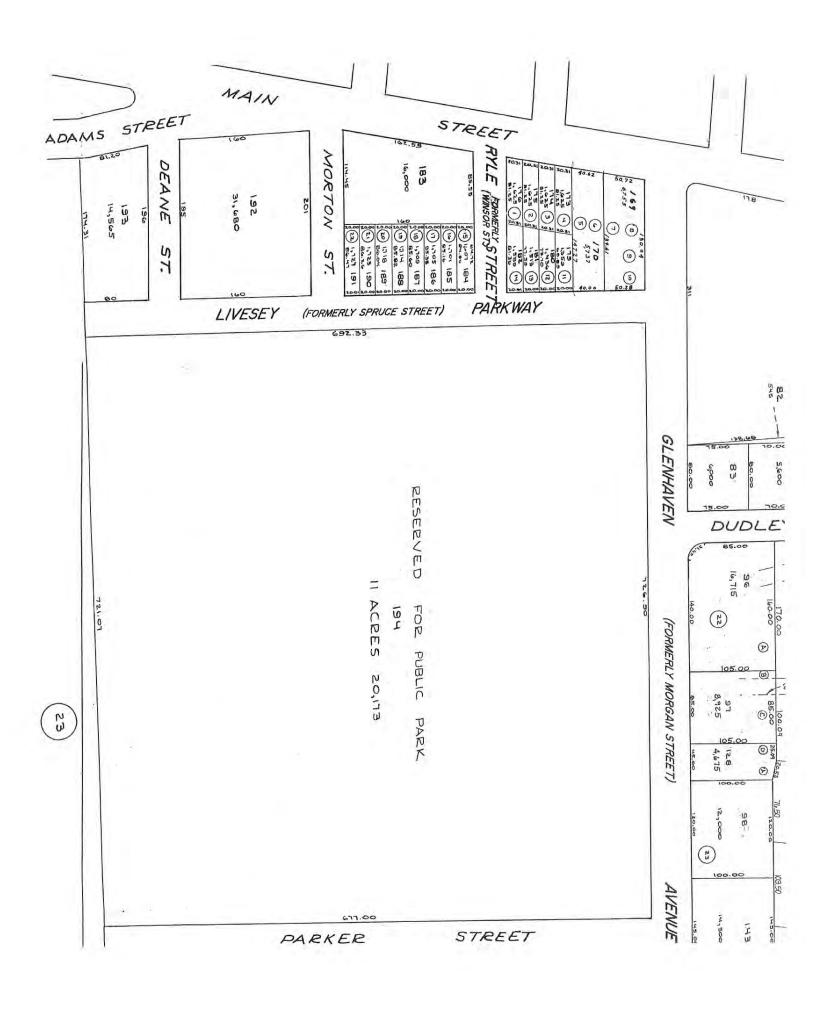
7/14/2014

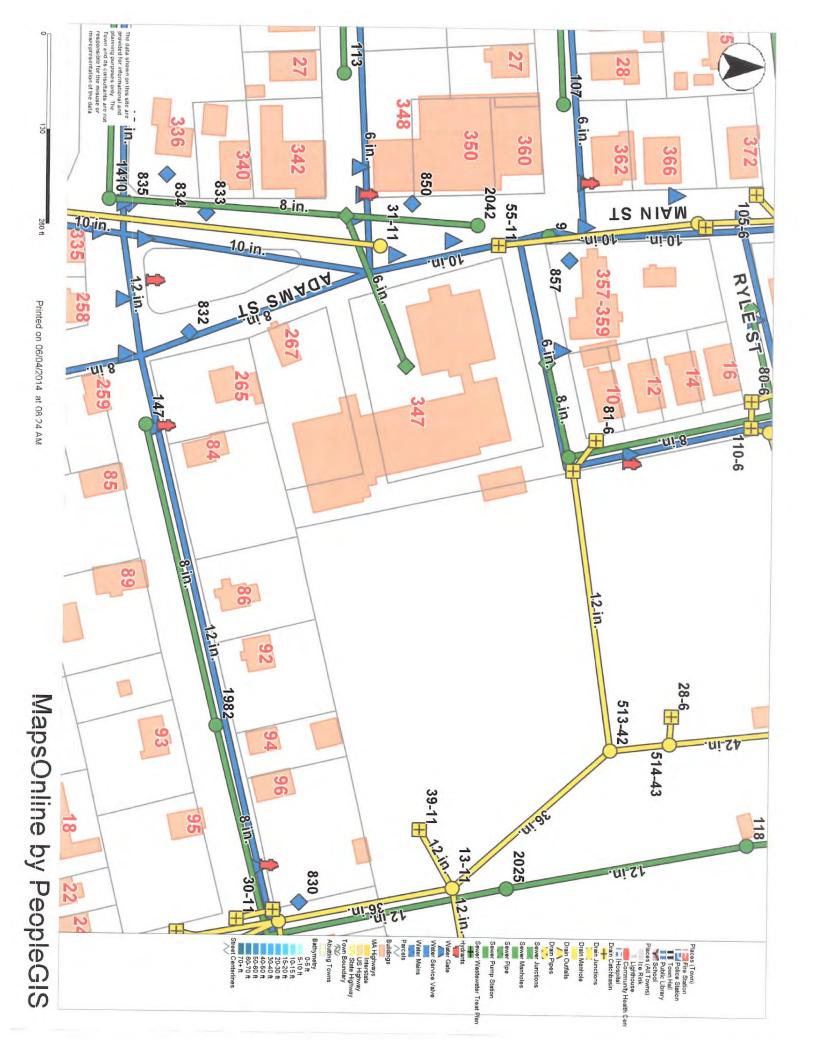


Sale Office: Bold Moves Real Estate 🔢 (508) 999-9800

Sale Agent: Donna Kirk 🔢









— 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 gossipy speculation and to the personal goings and comings of perapatetic 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 townspersons for they had followed avidly for years — the fortunes of Henry Huttleston 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 declaimed:

"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 Center, Chestnut, Pleasant and Union Streets to that monumental building on Rogers' Park?"

Thus, the people of Fairhaven, Massachusetts were to learn of th great good fortune in this theatrical announcement of H.H. Rogers' "fi giff" to his hometown. There was undoubtedly much speculation in t fragrant kitchens of the town, among the habitues of Mr. Snow's di store and at Beauldry Bros. stable. But whatever may have been the gos in these havens — the town newspaper, for the three following mont maintained a great reserve and a titilating silence.

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

In May, 1883, the plans had been completed. Several promin citizens were invited to examine them, giving them high commendati and saying that this would indeed be a model school building — an "handsomer one than the New Bedford High School!" It was moreo stated by the *Star* that "one of the most celebrated architects of the st 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."

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

# CORNER STONE CERE

of streets bordering the site of the progressed, there was great diffic efforts of initial structure. The lab At the very start of the project, inf that they did not want proposed plastering was greatly delayed. Th heavy, exacting work, and many h fanatical care exercised in building but unfortunate occurrences dogg It was expected that the build John Bradford, town citizen, han Mr. Arnold G. Tripp was en accommodations it is hard to tell arrived, and the Star lugubrio broken for the new school! Almost hard-working citizens who could the building, arrived in town; and getting something for nothing," M Thus, amid the rejoicing of the

## ERECTION IN PRO

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

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

school progressed. On December 9, 1882 he asks:

wrote extensive articles to be printed in the Star as work on the new seems to have been particularly well informed, and upon several occasions

question and to write literately upon the deficiency of current town

"What is the object of this gift?" He then proceeds to answer his own

acumen in educational matters. Dr. C.C. Cundall, physician and surgeon,

Collins. They were men of sound business judgement and considerable

School erection consisted of Job C. Tripp, Charles C. Cundall and Albert

The personnel of the town School Committee at time of the Rogers

THE SCHOOL COMMITTEE - 1882-1885

blackboards, maps, charts etc. Th were "faithful, conscientious and ha

under the circumstances."

Among many happy prospects, he cites the following: education and upon the advantages which the new school would present

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

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

"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.

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

In ending his comments, Dr. Cundall states:

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

## GENERAL SCHOOL CONDITIONS -1880

and 15 years of age. There was one primary school, one grammar school schools were ungraded. The school buildings themselves were illy and seven mixed schools, employing in all, eleven teachers. The mixed stilled with and noorly sumplied with In 1880 there were approximately 450 pupils in Fairhaven between 5

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<sup>1</sup> Deane, Chairman of the Selectmen, read the following letter from N Rogers:

### Gentlemen:

Prompted by a desire to promote the education of the youth of r native town, and to give an enduring token of my interest in the welfare its inhabitants, I propose to donate to the town of Fairhaven the lot of la on which I have caused to be erected a building suitable in siz arrangements and equipments for the purposes of a school. You v confer upon me a favor by taking such action as may be necessary inform the town of my purposes, and to enable me to transfer, by prop deed of conveyance, the land, buildings and improvements, which I asl 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 a Charles Edgar Mills, Commissioner for the Commonwealth Massachusetts.

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

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

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

# THE DEDICATION – 1885, September 3rd

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

sadly that "H.H. brick walls of Re		Primary Department; Room 3, Ida E, Cundall; Room 2, Ruth E. Sears; Room 1, Lena Chubbuck.
However, th		Grammar Department; Room 8, Miss Amanda Sears; Room 7, Lucy F. Winchester; Room 4, Sadie B. Clark.
east side of the to two small pieces		Rogers School
inches in diamate		Mr. Z. W. Kemp, Principal; Miss Annie E. Fairchild, Assistant
when, on Decem		High School
were demolished The town ch		"The Fall Term of the Public Schools will commence, Monday, Sept. 7th, with the following corps of teachers:
Gradually, t wooden frame cc	a	On Saturday, September 5th, the Star printed directives for the first day of school — Monday, Sept. 7th. They follow:
Thus, the fa gift" was in busi		"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!"
Miss R.E. Sears,		That faithful raconteur, Dr. Cundall, wrote in a later issue of the Star:
The First C report to Miss V Rm. 4; the Thirc		OCCUPATIONI
Fourth Primary		suggested — has come to pass.
Third Primary to	÷	01
Second Primary		founding the thinking of the experts. Yet, much that was said by speakers
Fourth Gramma		thinking and when developing philosophies in the art of teaching were con-
Second and Thi		open-minded suggestiveness of juture educational trends. It must be
First class, Grar		grasp of fundamental educational policies and procedures; and by an
Other class		giad occasion. As one considers these dedication speeches today, one is struck by the sincerity of emotion evoked by the occasion; by the sure
At the ope report to the Pr		A printed booklet describing dedication proceedings is available in town records. Well worth reading, it contains every word spoken on that
Miss Mary J. Le		children who sang with much gusto.
		enthusiasm for the "great project," and, of course, there were the school
Miss Alice P. W	•	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
To be supplied.		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
Miss Clara A. B		The exercises took place on September 3, 1885 in the First Congregational Church. The spacious audience room was completely

logers School and proposes to have them removed a tion persisted. On March 29th, 1890, the Star announc he ill-fortune which had dogged the school in the ear Rogers is not satisfied with the appearance of the out

Oxford School

Bourne

New Boston School

Naskatucket

Vinchester

Sconticut Neck

eymunion.

rincipal in Room 6. ening of the Rogers School the High School pupils v

ses of last year will report as follows:

y to Miss Cundall in Rm. 3. to Miss R.E. Sears in Rm. 2. o Miss Clark in Rm. 4. nar class to Miss Winchester in Rm. 7. iird Grammar classes to Miss A.F. Sears in Rm. 8. ammar School, to Miss Fairchild in Rm. 5 to Miss Chubbuck in Rm. 1.

Classes in Pease, Spring and Green Street Schools v Winchester in Rm. 7; the Second Classes to Miss Clav s, Rm. 2; the Primer Classes to Miss Chubbuck, Rm. d Classes to Miss Cundall, Rm. 3; the Fourth Classes

iness! ar-flung school units were brought together, and the "fi

## MISADVENTURE

d and used for builders' spare parts or for fire wood. onstruction, were sold for homes, stores or barns. Sor the outmoded and empty old school houses, largely

s of free-stone. nber 19, 1885, three months after its opening, the Roge er struck the ornamental projection of the building on the uck by lightning! Witnesses stated that a ball of fire, s tower. Little damage was sustained in the chipping off hildren had settled happily into their grand new quarter

<b>INTO A NEW CENTURY</b> 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	<ul> <li>assured, the terroval of the output of the participants and the provident of the p</li></ul>	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	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.	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.	replaced!" The faulty brick was gradually becoming discolored and in some instances, turning white! On May 10, 1890 the <i>Star</i> announced: "The schooner <i>A.E. Rudolph</i> arrived with 120,000 pressed bricks for wall replacement. Ten men are engaged in discharging the vessel."
	۵ ۹			1.0	ж.
There have been excellent extra-curricular ventures here. School clubs and athletic teams have been stimulating; school newspapers has augmented the English programs. Colorful fairs have brightened the school grounds, and some particularly effective dramatic offerings as pageants have drawn the citizenry in large numbers to the green lawns. 1921 an outstanding historical pageant in seven episodes was presente in 1934, in celebration of the fiftieth anniversary of the corner stone layir a pageant written by the teachers of the school was prepared. The 75	always been emphasis upon sound scholarship and learning throug individual approach. The sturdily constructed building itself — to which an addition w added in 1958 — has served well. Students who have attended have use its facilities with pride and care. Consequently, it is in singularly gov condition although it is approaching the end of its first century. The roor are light and airy. There is a feeling of space, flexibility and freedom as teacher stands before her class or walks the aisles. Here, the pressin compactness of many of the modern schools does not confine physica or mentally. Teachers still say they "like to teach in the Rogers Schoo	It is not inappropriate to suggest, then, that Mr. Rogers' "first gif served Fairhaven citizens as catalyst in development of a healthy respe for education and a deep interest in the welfare of their children. <b>EPILOGUE</b> Under the direction of astute superintendents, principals ar teachers — the educational programs of the Rogers School, over the vears, have been notable for solid and reasonable aspiration. There his	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 i doors, and Naskatucket had its own school again.	new school, and this new building, the Oxford School, was dedicated c January 8, 1897. When Mr. Rogers started the Unitarian Memorial Church in 1902, h presented the old Unitarian Church building to the town for school us. This was first designated as the Rogers School Annex, and later as th Washington Street School.	education of their children, for when, in 1896, the town started to growinordinately, there was ready sentiment for the erection of a new school in Oxford. That area had become particularly populous, and the childre there were still being taught in a little stone school house on North Stree It was a picturesque little place known as School No. 11, and for sixty-si 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

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.

## \*

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.

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

"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 f 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 fe 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 Roge School was dedicated — and his townspeople, with joy, accepted fro 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 Farhaven, 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 religeious 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

12 23

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 Farhaven, 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 religeious 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" 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. Sullivay

#### TABLE OF CONTENTS

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#### Ι

#### **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.

# 

#### **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 <u>A</u>ccess

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.

# 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.

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 and in-depth analysis after the proposer has been conditionally designated. Notwithstanding the previous

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.

Proposed Use:

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

# **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 <u>V</u>III. 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.

Rogers and Oxford Schools Fairhaven, Ma

# **RANKING CRITERIA**

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

- 1 Purchase Plan (Highly Significant) Thousand Dollars (\$ 0,000) or more? Are you willing to pay the consideration of
- 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. (Significant) Preliminary Design Plans 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

Rogers and Oxford Schools Fairhaven, Ma

# **PROPOSAL FORM COVER SHEET**

SUBMITTED TO:	Town of Fai	irhaven	
	Fairhaven,	MA	
DATE RECEIVED BY	Town :		
SUBMITTED BY:	Name:		
	Firm:	,	
	Address:		

### **Telephone:**

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.

I am fully aware of the requirements established by the Town for selection of a Developer and except these requirements. The attached information is complete and accurate.

Signature

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)

REQI	UEST FOR PROPOSALS	Rogers and Oxford Schools Fairhaven, Ma
12.	Authorization: Dated at:	
	Thisday of	, 2000.
	NAME OF ORGANIZAT	ION:
	BY:	
	TITLE:	
13. <i>A</i>	Attestation	
and says that he/she is t		,being duly sworn deposesof
		and that all answers to
	foregoing questions and all s	statements contained herein are true and correct.
		re me this day of 2000.
		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.

Rogers and Oxford Schools Fairhaven, Ma

#### $\mathsf{CHAPTER}\ 803\ \mathsf{DISCLOSURE}\ \mathsf{STATEMENT}$

h compliance with Chapter 60, Section 77B of 1he Massachusetts General Laws as amended by Chapter 803 of tile 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, counsel ling, or procuring of a willful and malicious setting of a fire, or of a crime involving 1he 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 fur 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,

Applicant (Signature)

Co-Applicant (Signature)

Co-Applicant (Signature)