

City of Newton



David B. Cohen  
Mayor

## City of Newton, Massachusetts Community Preservation Committee

### Request for Quotations Appraisals of Real Estate 2/10/03

2003 FEB 21 PM 3:15  
CITY CLERK  
NEWTON, MA 02459

The Community Preservation Committee of the City of Newton seeks price quotations for appraisal services for the valuation of two parcels of land. The property is on Vine Street and comprises parcels # 820410022 and 820370003. Both parcels are owned by Boston Edison/NStar. GIS maps that depict the parcels accompany this request.

**Qualifications of Appraisers:** The City requires the appraiser be licensed as a Certified General Real Estate Appraiser in the Commonwealth of Massachusetts. The City requires that the appraisals be made in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).

**Timetable:** The deadline for submission of bids is 5pm, Wednesday, 12 February 2003. The City hopes to award a contract by Friday, 14 February 2003. The appraisals will be due within 8 weeks (56 days) of awarding of a contract.

**Service Required:** A Self-Contained Report of a Complete Appraisal. After the awarding of a contract, the appraiser will be required to contact the property owner, afford the owner the opportunity to accompany the appraiser on an inspection of the property, and afford the owner the opportunity to express opinions concerning the property's highest and best use and its value. (If the appraiser is denied access, the City should be so notified.) The appraiser(s) should not contact the property owners during the bidding process or before the awarding of the contract.

**Property Descriptions:** Boston Edison (now NStar) owns two parcels, which comprise just over 42 acres total. The site is wooded and contains wetland and the Saw Mill Brook and has frontage on Vine, Lagrange, and Brookline streets. The south parcel (#820410022) is zoned Single Residence 2 with a minimum lot size of 15,000sf and the north parcel (#820370003) is zoned Single Residence 3 with a minimum lot size of 10,000sf. The owner has filed a subdivision plan that depicts 68 lots. A high proportion of the lots are on existing frontage.

The City requires an appraisal of the entire property "as is" using the typical assumptions of highest and best use. In addition, the City seeks separate values for the north parcel and the south parcel. The City also requires a value of a portion of the site that may be made available for "cluster" development, with a zoning change. A design consultant will provide the City the boundaries of the cluster development land, together with allowances for the number of units to be allowed on the cluster land, the gross building area to be allowed, height limits, and other guidelines. The consultant's specifications will be available by late-March.

Informal assistance in the form of general information will be provided by the Community Preservation Planner, Jennifer Goldson.

Please submit the following:

- Bid for appraisal completion time of 8 weeks (56 days)

**PROPOSALS MUST BE RECEIVED NO LATER THAN 5PM WEDNESDAY, FEBRUARY 12<sup>TH</sup> AND MAY BE SUBMITTED BY EMAIL, MAIL, OR FAX TO THE COMMUNITY PRESERVATION PLANNER AT THE ADDRESS BELOW.**

Jennifer Goldson, AICP  
Community Preservation Planner  
Planning & Development Department  
City of Newton  
1000 Commonwealth Avenue  
Newton, MA 02459  
phone: 617-796-1131; fax: 617-796-1142  
jgoldson@ci.newton.ma.us

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# CITY OF NEWTON

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FY2003 Tax Rates \$10.92-Residential and \$20.63-Commercial

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## Property Search Result

Property Address	VINE ST
Property ID and Tax Bill Number	82041 0022, 2367
Assessed Owner of 1/1/2002	BOSTON EDISON COMPANY
Land Use	130
Description	DEVELOPABLE LAND
Lot Size	400,709 sq ft
Frontage	130 ft
Zoning	SR2
Map ID	158NW
FY2003 Assessment	\$1,323,000

[Main Page](#)   [Ownership/Legal Reference](#)   [Assessment History](#)   [Residential Information](#)

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Last updated: Wednesday, September 11, 2002

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# CITY OF NEWTON

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FY2003 Tax Rates \$10.92-Residential and \$20.63-Commercial

## Property Search Result

Property Address	VINE ST
Property ID and Tax Bill Number	82037 0003, 2366
Assessed Owner of 1/1/2002	BOSTON EDISON COMPANY
Land Use	130
Description	DEVELOPABLE LAND
Lot Size	1,457,966 sq ft
Frontage	
Zoning	SR3
Map ID	150SE
FY2003 Assessment	\$8,070,600

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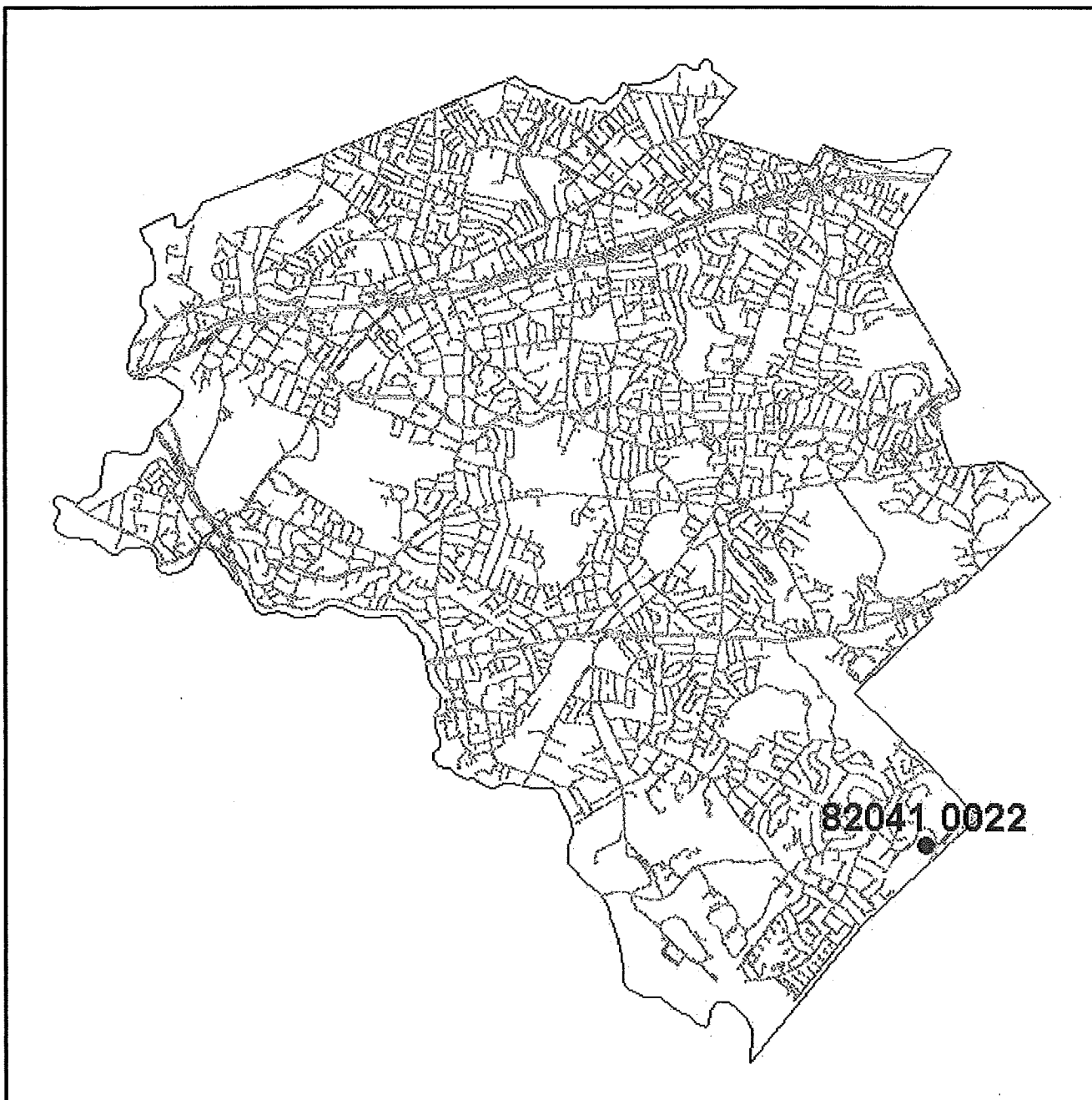
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Last updated: Wednesday, September 11, 2002

Click the Print button to print this map.

Click the X at the upper right corner of this window to exit.



<p>Assessor's Map For: <b>BOSTON EDISON COMPANY</b> VINE ST Neighborhood: 3</p>	<p>Map for Reference Only <b>NOT A LEGAL DOCUMENT</b></p> <p>Because of different update schedules, current property assessments may not reflect recent changes to property boundaries. Check with the Board of Assessors to confirm boundaries used at time of assessment.</p>	<p><b>CITY OF NEWTON</b> MASSACHUSETTS ASSESSING DEPARTMENT 1000 COMMONWEALTH AVE. NEWTON CENTRE, MA 02459 PHONE: 617-552-7065</p> <p>2/7/03</p>
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Click the Print button to print this map.

Click the X at the upper right corner of this window to exit.



Assessor's Map For:  
BOSTON EDISON COMPANY  
VINE ST  
Neighborhood: 4C

Map for Reference Only  
NOT A LEGAL DOCUMENT

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CITY OF NEWTON  
MASSACHUSETTS  
ASSESSING DEPARTMENT  
1000 COMMONWEALTH AVE.  
NEWTON CENTRE, MA 02459  
PHONE: 617-552-7065

2/7/03