# **Newton City Council**



# **Committee of the Whole Agenda**

Monday, February 22, 2016

Council Chamber 7:00 PM

The City Council will meet in a Committee of the Whole with the Finance Committee presiding on Monday, February 22, 2016 at 7:00 pm in the Council Chamber to discuss the following item.

## **Referred to Public Facilities and Finance Committees**

**#66-16** Authorization to purchase 23 Parkview Avenue for school use <u>HIS HONOR THE MAYOR</u> requesting authorization to purchase 23 Parkview Avenue, including trees and structures on the property, for the purpose of school use and further requesting authorization to one million ten thousand dollars (\$1,010,000) from bonded indebtedness for the Cabot School project to be used to fund the purchase of the property and associated recording fees. [02/09/16 @ 2:46 PM]

The location of this meeting is handicap accessible and reasonable accommodations will be provided to persons requiring assistance. If you need a special accommodation, *please contact Jini Fairley, at least two days in advance of the meeting: <u>ifairley@newtonma.gov</u>, or 617-796-1253. For Telecommunications Relay Service dial 711.* 

## #66-16

#### CITY OF NEWTON LAW DEPARTMENT INTEROFFICE MEMORANDUM

DATE: February 19, 2016

TO: All Members, City Council

FROM: Ouida C.M. Young, Associate City Solicitor

RE: Acquisition of 23 Parkview Avenue for School Use Docket #66-16

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As part of the information being presented to the City Council meeting as a Committee of the Whole to consider acquisition of land abutting the Cabot Elementary School, I am transmitting executive summaries from two appraisals of 23 Parkview Avenue. The Owners of the property and the City each had appraisals made. The City used William J. Lanciloti d/b/a Suburban Appraisal Services, who set the value for the property at \$925,000.00. The Owners used Christine Zitso Jaques, who set the value for the property at \$970,000.00.

As you may recall, in addition to paying an owner the fair market value for real property acquired through either a purchase or an eminent domain taking, a governmental entity is also required in Massachusetts to compensate an owner for rehousing and moving expenses pursuant to G.L. c. 79A. These costs can be significant.

I am pleased to report that the Owners of 23 Parkview Avenue, Daphne and Alan Potter, have signed a Settlement Agreement with the City to acquire their property. The terms of that Agreement include all the points set out in the Letter of Intent signed by the parties earlier this month, a copy of which was filed with the Mayor's request for authorization to acquire this property. The Owners have agreed to accept \$1,000,000.00 as compensation for both their home and the rehousing/moving expenses they will incur.

Please call me if you have any questions. I will be attending the meeting on Monday evening.

Thank you.

## **APPRAISAL OF REAL PROPERTY**

#### LOCATED AT

23 Parkview Ave Newton, MA 02460 South Middlesex County Registry of Deeds Book 36268 Page 454

#### FOR

City of Newton 1000 Commonwealth Avenue Newton Centre, MA 02459

AS OF

01/22/2016

#### BY

William J. Lanciloti, Jr., SRA Suburban Appraisal Services 727 Washington Street Newton, MA 02460 (617) 969-3006 suburbanappraisal@verizon.net

Form GA3NV - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

### **SUMMARY OF SALIENT FEATURES**

	Subject Address	23 Parkview Ave							
	Legal Description	South Middlesex County Registry of Deeds Book 36268 Page 454							
NOI	City	Newton							
SUBJECT INFORMATION	County	Middlesex							
CT INF	State	МА							
SUBJE	Zip Code	02460							
	Gensus Tract	3734.00							
	Map Reference	15764							
PRICE	Sale Price	\$ O							
SALES PRICE	Date of Sale								
CLIENT	Client	City of Newton							
CLI	Appraiser	William J. Lanciloti, Jr., SRA							
	Size (Square Feet)	1,701							
NTS	Price per Square Foot	5 · · · ·							
OVEME	Location	Average							
FIMPR	Age	91 Years							
IO NOLI	Condition	Good							
DESCRIPTION OF IMPROVEMENTS	Total Rooms	7							
ä	Bedrooms	3							
	Baths	2.1							
		· · · ·							
APPRAISER	Appraiser	William J. Lanciloti, Jr., SRA							
APP	Date of Appraised Value	01/22/2016							
VALUE	Opinion of Value \$	925,000							

Suburban Appraisal Services

#66-1	6
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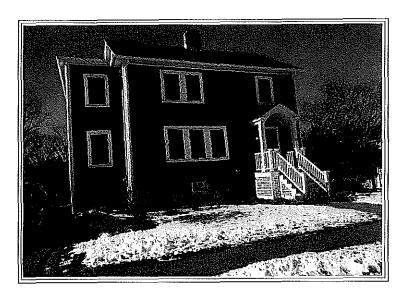
	<u>RESIDENTIAL APPRAISA</u>	L SUIVIIVIARY REF	UKI	File No.: 23	park
	Property Address: 23 Parkview Ave	City: Newto	on	State: MA	Zip Code: 02460
Ĥ	County: Middlesex	Legal Description: South Middlese			3 Page 454
L L L			Assessor's Parcel #:	22-8-7	
8	Tax Year: 2016 R.E. Taxes: \$ 6,327 Sp Current Owner of Record: Alan & Daphne Potter		Borrower (if applicable)	: N/A Tenant 🗌 Vacant 🖡	Manufactured Housing
ဖြ		Cooperative 🗌 Other (describe)		HOA: \$ O	per year per month
	Market Area Name: Newtonville		erence: 15764	Census Ti	
	The purpose of this appraisal is to develop an opinion of:				
	This report reflects the following value (if not Current, see o				ive 🔲 Prospective
Z	Approaches developed for this appraisal: 🛛 Sales Corr			(See Reconcillation Com	ments and Scope of Work)
N	Property Rights Appraised: 🛛 Fee Simple 🗌 Lea				
ASSIGNMENT	Intended Use: The purpose of this appraisal is to	determine a market value for pos	ssible sale.		
SS	 				
A	[ Intended User(s) (by name or type): <u>Provide Opinion</u> Client: City of Newton	Address: 1000 Comm		Nouton Contro MA C	2450
	Appraiser: William J. Lancitoti, Jr., SRA	Address: 727 Washing			12409
			ne-Unit Housing	Present Land Use	Change in Land Use
			ICE AGE	One-Unit 75 %	] Not Likely
No.	Growth rate: 🗌 Rapid 🛛 🔀 Stable 🗌		100) (yrs)		🕻 Likely * 🗌 In Process *
F	Property values: 🗌 Increasing 🛛 Stable 📋		<u>00 Low 0</u>		To: <u>Residential to</u>
R	Demand/supply: 🗌 Shortage 🛛 🕅 Balance 🗌		500 High 175		unicipal.
ပ္ပြ	Marketing time: 🛛 Under 3 Mos. 🗌 3-6 Mos. 🗌			Park/School 10 %	1-11-1
õ	Market Area Boundaries, Description, and Market Condition Waltham and Watertown to the north, the city				ded by the cities of
Ē	Wellesley to the south, and Waitham, Wellesley				
AF	discussion. At present, MLS reports 102 active				
Ē	Only three homes are priced below \$609,000				
MARKET AREA DESCRIPTION	offers with contingencies. There are 37 proper	ties pending for sale. Median ask	ting price was \$1,3	349,000. Conventional	financing is available
M.	at low interest rates. Seller concessions are ty	pically in the form of price reducti	ions, Price <u>s are re</u>	latively stable at this t	ime.
	Dimensions: Refer to Attached Deed		Site Area: 4,3	D0 sf	
	Zoning Glassification: Multi Residence 1			,000 SF Minimum/ 80	<sup>1</sup> Erontage
	That I took and I	Zoning Compliance: 🔲 Legal		forming (grandfathered)	Illegal No zoning
1000	Are CC&Rs applicable? 🔲 Yes 🔀 No 🗌 Unknown			Ground Rent (if applicable)	
2000 2000	Highest & Best Use as improved: 🛛 Present use, or	🔀 Other Use (explain) <u>New Home</u>			
16220					
2000	Actual Use as of Effective Date: <u>Single-Family Resi</u> Summary of Highest & Best Use: Highest and Best		appraised in this report:		
No.	Zoning.	t Use is as currently utilized. Lot s	size is insumicient	to take advantage of N	/lutil-Residence
E	Zoning.				
SRI	Utilities Public Other Provider/Description	Off-site Improvements Type	Public Private	Topography Level	
ŝ	Electricity X Eversource	Street Paved Asphalt	$\boxtimes$	Size Below A	
ШU.	Electricity 🛛 Eversource				
EDE	Gas X Eversource	Curb/Gutter Granite		Shape <u>Rectang</u>	ular
SITEDESCRIPTION	Clocationy     Image: Every source       Gas     Image: Every source       Water     Image: City       Sanitary Source     Image: City	Curb/Gutter <u>Granite</u> Sidewalk <u>Concrete</u>		Shape <u>Rectang</u> Drainage <u>Appears</u>	ular Adequate
192		Curb/Gutter Granite Sidewalk <u>Concrete</u> Street Lights Overhead		Shape <u>Rectang</u>	ular Adequate
FWB9	Storm Sewer 🛛 🗌 City	Curb/Gutter <u>Granite</u> Sidewalk <u>Concrete</u> Street Lights <u>Overhead</u> Alley None		Shape <u>Rectang</u> Drainage <u>Appears</u>	ular Adequate
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	Storm Sewer 🛛 🗌 City	Cuth/Gutter <u>Granite</u> Sidewalk <u>Concrete</u> Street Lights <u>Overhead</u> Alley None Cut de Sac Underground Utilifies		Shape <u>Rectang</u> Drainage <u>Appears</u> View <u>Resid./S</u>	ular Adequate school
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	Storm Sewer S City // Comer Lot Comer Lot FEMA Spec'l Flood Hazard Area Yes No FEMA I Site Comments: See Comment Addendum	Curch/Gutter <u>Granite</u> Sidewalk <u>Concrete</u> Street Lights <u>Overhead</u> Alley None Curi de Sac Underground Utilities Flood Zone X FEMA Map		Shape <u>Rectang</u> Drainage <u>Appears</u> View <u>Resid./S</u> FEMA Ma	ular Adequate ichool ap Date 6/4/2010
	Storm Sewer     Storm Sewer     City     //       Storm Sewer     City     //       Other site elements:     Inside Lot     Corner 1 ot       FEMA Spec'l Flood Hazard Area     Yes     No       Site Comments:     See Comment Addendum	Curch/Gutter <u>Granite</u> Sidewalk <u>Concrete</u> Street Lights <u>Overhead</u> Alley None Cut de Sac Underground Utilities Flood Zone X FEMA Map tion Foundation <u>Concrete</u> Slab N	X     X	Shape <u>Rectang</u> Drainage <u>Appears</u> View <u>Resid./S</u>	ular Adequate school
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	Storm Sewer       Storm Sewer       City       //         Diher site elements;       Inside Lot       Corner Lot         FEMA Spec'l Flood Hazard Area       Yes       Yes       No         Site Comments:       See Comment Addendum         General Description       Exterior Descrip         # of Units       1       Acc.Unit       Foundation         # of Stories       2       Exterior Walls       Type & Det.       Att.       Roof Surface         Design (Style)       Cotonial       Guiters & Dwns;       Window Type	Curb/Gutter Granite Sidewalk Concrete Street Lights Overhead Alley None Cut de Sac Underground Utilities Flood Zone X FEMA Map tion Foundation Concrete Slab N Hardi Plank Crawl Space P Asphatt Shingle Basement P st. Alum/Atum Sump Pump Double Hung Dampness	X     X       X     X       X     X       X     X       X     X       X     X       X     X       X     X       X     X       X     X       X     X       X     X       X     X       X     X       X     X       X     X       Y <th>Shape Rectang Drainage Appears View Resid./S FEMA Ma FEMA FE FEMA MA FEMA FE FEMA MA FE FEMA MA FE FEMA MA FE FEMA MA FE FEMA MA FE FE FEMA MA FE FE FE FE FE FE FE FE FE FE FE FE FE</th> <th>ular Adequate ichool ap Date 6/4/2010 Heating Type <u>Steam</u> Fuel <u>Gas</u> Cooling Central <u>No</u></th>	Shape Rectang Drainage Appears View Resid./S FEMA Ma FEMA FE FEMA MA FEMA FE FEMA MA FE FEMA MA FE FEMA MA FE FEMA MA FE FEMA MA FE FE FEMA MA FE FE FE FE FE FE FE FE FE FE FE FE FE	ular Adequate ichool ap Date 6/4/2010 Heating Type <u>Steam</u> Fuel <u>Gas</u> Cooling Central <u>No</u>
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N.OF.THE IMPROVEMENTS	Storm Sewer       Storm Sewer       City       //         Storm Sewer       City       //       //         Other site elements;       Inside Lot       Corner Lot         FEMA Spec'l Hood Hazard Area       Yes       No       FEMA I         Site Comments:       See Comment Addendum       Site Comments:       See Comment Addendum         # of Units       1       Acc.Unit       Foundation         # of Stories       Exterior Description       Exterior Walls         # of Stories       Exterior Malls       Exterior Walls         Design (Style)       Cotonial       Guiters & Dwns         Matter Stories       91       Storm/Screens         Effective Age (Yrs.)       91       Storm/Screens         Effective Age (Yrs.)       12       Condition         Interlor Description       Appliances         Roors       Hardwood       Refrigerator         Walls       Plaster       Range/Oven         Dishwasher       Dishwasher       Bath Floor         Lineleum       Dishwasher       Entriowasher         Bath Hoor       Lineleum       Far/Hood         Doors       Wood       Microwave         Condition       Good       Washer/Dryer<	Curk/Gutter       Granite         Sidewalk       Concrete         Steet Lights       Overhead         Alley       None         Cut de Sac       Underground Utilities         Flood Zone       X         FEMA Map         Concrete       Slab         None       Steet Lights         Courde Sac       Underground Utilities         Flood Zone       FEMA Map         Concrete       Slab         Hardi Plank       Crawi Space P         Asphalt Shingle       Basement P         Pashalt Shingle       Basement P         Double Hung       Dampness         Jouble Hung       Dampness         Stairs       Fireplace(s) # 1         Good       Infestation         Attic       None         Amenities       Infestation         Stairs       Fireplace(s) # 1         X       Doorway       Porch         X       Doorway       Porch         Floor       Fence       X         Heated       Pool       Finished	A constant of the second	Shape Rectang Drainage Appears View Resid./S FEMA Ma FEMA Ma FEMA Ma s Conc./Knt Pn r Concrete side Entry Walkout h Minimal Fin. re(\$) # Gara Cars re(\$) # Gara Det Blt. Cars Cars Cars Cars Cars Cars Cars Cars	ular         Adequate         ichool         ap Date       6/4/2010         ap Date       6/4/2010         Heating
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Form GPRES2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

#### CZJ APPRAISAL SERVICES

File No. 23Parkview

### APPRAISAL OF



#### a single family home ...

#### LOCATED AT:

23 Parkview Ave Newton, MA 02460

### CLIENT:

Daphne and Alan Potter 23 Parkview Ave Newton, MA 02460

### AS OF:

January 21, 2016

BY:

Christine Zitso Jaques

.

#66-16

#### CZJ APPRAISAL SERVICES

File No. 23Parkview

Daphne and Alan Potter

Daphne and Alan Potter 23 Parkview Ave Newton, MA 02460

File Number: 23Parkview

Dear Daphne and Alan,

In accordance with your request, I have appraised the real property at:

23 Parkview Ave Newton, MA 02460

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the defined value of the property as of January 21, 2016

is:

#### \$970,000 Nine Hundred Seventy Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

THANK YOU!

Suts Jouques Christine Zitso Jaques

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Bailt-Up       Qiver 75%       25-75%       Under 25%       Demand/Supply       Xi binder 3 mits       3.6 mits       Over Supply       \$600.00       (mail + amily 0)         Growth       Rapto       Xi Stable       Oswer Supply       \$600.00       (mail + amily 0)         Newkohn Corner and to the west by West Newton Hill.       Over Supply       \$600.00       11,225 Pred.       80       Outer condo       8         Newkon Corner and to the west by West Newton Hill.       Ite soubipton subject property is located in the soubipton of Newton In in area know as Newtonville. The overall appeal of the neighborhood is very good with excellent access to the adjacent school and park as well as easy access to the Newtonville service and shopping district.       Environment school and very stable. The area is made up of many similar style homes of various sizes and condition.         Market Conditions flouding support for the above conclusions?       The market for the subject segment is extremely stong with days on market usually under 21 days and often under a week, there is a shortage of supply in the under \$1 million segment in the portion of the city south of the Fike, absorption rate hat last east 45         Dimensions see attached deed       Area 4300 sf       Supper certangular       Vew Neighborhood/Park         Dimensions see attached deed       Area 4300 sf       Supper certangular       Vew Neighborhood/Park         Specific zonigo Custellation       MR1       Zonigo Campiance       Legal       Xi Yes								,		I Apprai					23Parkvie	w	
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Newton Corner and to the west by West Newton Hill.       1,225 Pead.       80       Other condo       8         Newton Corner and to the west by West Newton Hill.       1,225 Pead.       80       Other condo       8         Newton Corner and to the west by West Newton Hill.       1,225 Pead.       80       Other condo       8         Meghawhood Descripton       subject property is located in the subject subject and very stable. The area is made up of many similar style homes of various sizes and condition.       Newtonvills service and condition.       Newtonvills service and condition.       Newtonvills service and other stable.       The area is made up of many similar style homes of various sizes and condition.       Newtonvills service and other stable.       The area is made up of many similar style and other stable.       Newtonvills service and subject the this work in the number \$1 million segment in the portion of the city acuth of the Fike, absorption rate that is stlesset 15         Initias menth access the 12 month period that Increases in the spring and fait to atleast 65 units per month. It is also very common for there to be multiple often.       New Neighborthood/Park Specific And Costable.       New Neighborthood/Park Specific And Costable.       New Neighborthood/Park Specific And Specif And Specif And Specific And Specific And Specific An																19	
Newton Corner and to the west by West Newton Hill.         1225 Fred.         80 One-condo.         8           NeighborhootDescription         subject property is located in the suburban town of Newton in in area know as Newtonville. The overall appeal of the neighborhoot is sizes and condition.         Neighborhoot Newton in in area know as Newtonville. The overall appeal of the neighborhoot is sizes and condition.           Mexiconous sizes and condition.         The market for the sole excellent and very stable. The area is made up of many similar style homes of various sizes and condition.         New Konston Stable and Oase on market usually under 21 days and often under a week, there is a shortage of supply in the under 31 million segment in the portion of the city acuth of the Pike, absorption rate that is at least 45 million a work thace is a shortage of supply in the under 31 million segment in the portion of the city acuth of the Pike, absorption rate that is at least 45 million acutes an end the acute acuto and the subject in the first week on the market. This data is supported by the 1004MC market conditions statement in the workfile.           Steelliz Caring Chastication MR1         Zening Description 7,000 sf MINIMUM LOT REQUIREMENT Zowing Million/MR1 acutes the posted by the posted use?         Yes No if No. describe.           Steelliz Coher (describe)         Water         Water         Yes No if No. describe.         Yes No if No. describe.           Steelliz Coher (describe)         Water         Water         Yes No if No. describe.         Yes No if No. describe.           Steelliz Coher (describe)         Water         Yes No if No. describe. </td <td></td> <td>09</td>																09	
Neglowhood bescription subject property is located in the subject norm of Newton in in area know as Newtonville. The overall appeal of the neighborhood is very good with excellent access to the adjacent school and park as well as easy access to the Newtonville service and shopping district. Employment stability and proximity is also excellent and very stable. The area is made up of marry similar style homes of various sizes and condition. Market Condition Richardian spotter the above occubency in the subject degment is extremely signing with days on market usualy under 21 days and other under a week there is a shortage of supply in the under 1 million segment in the potion of the city auth of the Pike, absorption rate that is at least 45 units a menth access the 12 month period that thereases in the spring and fail to at least 56 units per month. It is alwort exceeding the authore to conditions statement in the workline. The market is supported by the 1004MC market conditions statement in the workline. The market is supported by the 1004MC market conditions statement in the workline. The market is supported by the 1004MC market conditions statement in the workline. The data is supported by the 1004MC market conditions is attement in the workline. The fourit access the 310 statement to access the 310 statement of the subject termine the subject the first section. The subject list of the first section is a subject by the first section in the subject section of the subject section is a subject by the subject section is a subject by the subject section. The subject list of warks section of the subject section is a subject section in the workline section in the subject section is a subject by the subject list of warks section is a subject by the subject section is a subject by the subject section is a subject by the subject section is a subject by a subject section in the subject section is a subject by the su									Sodir by O		u lo ca	<u> 51 Dy</u>					
and shopping district.       Employment stability and proximity is also excellent and very stable. The area is made up of many similar style homes of various sizes and condition.         Mexic Conditions floxiding support for the above conclusion?       The market for the subject segment is extremely stong with days on market usually under 21 days and differences is a shortage of supply in the under \$1 million segment in the portion of the city south of the Fike, absorption rate that is at least 45         units a month access the 12 amonth peeld that increases in the signing and fall to all least 56 units per month. It is also very common for there to be multiple offer on homes like the subject deed       Area 4300 sf         Dimensions see attached deed       Area 4300 sf       Support 200 fmlNiMUM LOT REQUIREMENT         Zoning Compliance       Liggs Minocontroming (Grandfathmed Use)       No Zining       Lings (Homester)         Zoning Compliance       Liggs Minocontroming (Grandfathmed Use)       No Zining       Lings (Homester)       Public         Site Briggs and abuts the Cabot school on two sides (the building on one side and the garden area at the back). The form faces the Cabot School on two sides (the abuilding on one side and the garden area at the back). The form faces the Cabot School on two sides (the abuilding on one side and the garden area at the back). The form faces the Cabot School on two sides (the abuilding on one side and the garden area at the back). The form faces the Cabot School on two sides (the abuilding on one side and the garden area at the back). The form faces the Cabot Flayground. Part of the street is two way, but the street cannot be accesced directly from Cabot Street which cuts	Neighborhood	Description	n <u>s</u>	ubject pro	perty	is loca	ted in the	subu	rban town	of Newton i	n in area	a know	as Newton	ville. The	e overall ap	peal of	
Specific Zoning Classification MR1       Zoning Description 7,000 sf MINIMUM LOT REQUIREMENT         Zoning Complence       Legal XI Legal Menconforming (Grandfithered Use)       No Zoning       Illegal (Cascifice)         Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?       XI Yes       No If No, describe.         Littlife       Public       Other (describe)       Off-stellinprovements—Type       Public         Gas       XI       Sanitary Sever       XI       Sire to PAVED       XI         Gas       XI       Sanitary Sever       XI       Sire to PAVED       XI         Gas       XI       Sanitary Sever       XI       Sire to PAVED       XIII         Gas       XI       Sanitary Sever       XIII       Sire to PAVED       XIIII         Gas       XI       Sanitary Sever       XIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	often under units a mon on homes li	a week ,t th across ke the sul	here the bject	is a shorta 12 month p in the first	ige of si period th	upply in nat incre	the under ases in the arket . This	\$1 mili sprin data i	ion segment g and fall to a s supported t	n the portion t least 56 unit by the 1004M	of the city s per moi C market	r south o hth. It is conditio	of the Pike, ab also very cor	sorption r nmon for In the wo	ate that is at l there to be m rkfile,	east 45 ultiple offers	
Utilities       Public       Other (describe)       Off-site Improvements—Type       Public       Provide         Cleacticity       X       Street PAVED       X	Specific Zonin	g Classifica	tion	MR1	gai Nonc	onformin	Zoning £	Descript	ion 7,000 sf	MINIMUM	LOT RE	QUIRI	EMENT	View IN	eignbornoo	о/Рагк	
Electricity       X       Yeater       X       Streat PAVED       X       Electricity         Gas       X       Sanitary Sever       X       Alley       None       X         Site Comments       Site Is level and abuts the Cabot school on two sides( the building on one side and the garden area at the back). The from faces the Cabot Playground. Part of the street is two way, but the street cannot be accessed directly from Cabot Street which cuts         down on through traffic. The subject lot is zoned MR1 which has a minimum lot requirement of 7000 sf. The subject lot does not meet       Interview which cuts         down on through traffic. The subject lot is zoned MR1 which has a minimum lot requirement of 7000 sf. The subject lot does not meet       Interview with the street is two way, but the street cannot be accessed directly from Cabot Street which cuts         Sector Daew/Acc unit       Cancrete Stab       Craw Space       Foundation Weits       Concrete/avg       Floors       Wood/good         Vire XDet       Au       S-bet/End thin Basement Area       812 sott. Roof Surface       Asphalt Shingle/qd       Wate       Place       Nine       Place       Nine       Place       Nine       Place       None       Iteraford was       Car Streage       None       None       Screens       Yes       XDrey Surface       Asphalt Shingle/qd       Thim/Finish       Wood/good         Yipe XDet       None	Is the highest	and best us	e of t	he subject pro	operty as	Improved	i (or as propo	sed per	plans and spec	ifications) the pr	esent use?	X	Yes No	If No, des	cribe.		
Gas       X       Santary Sever       X       Alley None         Ste Comments       Site Is level and abuts the Cabot school on two sides (the building on one side and the garden area at the back). The from faces the Cabot Playground. Part of the street is two way, but the street cannot be accessed directly from Cabot Street which cuts down on through traffic. The subject tot is zoned MR1 which has a minimum lot requirement of 7000 sf. The subject tot does not meet this requirement but is legal grandfathered use as it was built prior to the adoption of the current bylaws.         GENERAL DESCRIPTION       FOUNDATION       EXTERIOR DESCRIPTION materials       INTERIOR materials         Miley None       One down/Acc.unt       Concrete Slab       Crawl Space       Foundation Waits       Concrete/avg       Floors       Wood/good         Int X       One down/Acc.unt       Schet/End Unit       Basement Area       812 sq. ft.       Roof Surface       Asphalt Shingle/gd       Thim/Finish       Wood/good         Vipe X       Det       Aut       Schet/End Unit       Basement Area       812 sq. ft.       Roof Surface       Asphalt Shingle/gd       Thim/Finish       Wood/good         Vipe X       Det       Aut       Schet/End Unit       Stern Pump       Window Type       Dbl hung/good       Bath Hoor       Itle/good         Besign Style       Colonial       Wood Store(s) # 1       Xineway # of Cars 3       Stern Sashifisubate	Utilities		00	ter (describe	)		Winter			Other (describ	e)						
faces the Cabot Playground. Part of the street is two way, but the street cannot be accessed directly from Cabot Street which cuts         down on through traffic. The subject lot is zoned MR1 which has a minimum lot requirement of 7000 sf. The subject lot does not meet         this requirement but is legal grandfathered use as it was built prior to the adoption of the current bylaws.         GENERAL DESCRIPTION       FOUNDATION         EXTERIOR DESCRIPTION       FOUNDATION         Lints X One       One w/Acc, unit         Concrete Stab       Craw Space         Foundation Weils       concrete/avg         Hoors       Wood/good         Vipe X] Dat.       Statis         Question Proposed       Under Const.         Basement Area       812 so, th. Roof Statisce         Aut.       Statis Basement Fishin       0 % Gutters & Downspouts Alturninum/good         Design (Style) Colonial       XOutside Entry/Exit       Sump Pump         Window Type       Dbl hung/good       Bath Wanscoi tile/good         Fear Built 1925       Stotmer Fuel gas       XDrep Statis       One error yes       XDriveway # of Cars 0         Floor       Statis       Other       Fuel gas       XDrep Statis       Statis and the adot of the different Gase # of Cars 0         Floor       Statis       Other       Fuel gas       XDrep Statis <td>Gas</td> <td></td> <td></td> <td><u>j</u></td> <td></td> <td></td> <td></td> <td>ewer</td> <td></td> <td>D</td> <td></td> <td>-<u> </u></td> <td></td> <td></td> <td></td> <td></td>	Gas			<u>j</u>				ewer		D		- <u> </u>					
down on through traffic. The subject lot is zoned MR1 which has a minimum lot requirement of 7000 sf. The subject lot does not meet         this requirement but is legal grandfathered use as it was built prior to the adoption of the current bylaws.         Selected to the selected use as it was built prior to the adoption of the current bylaws.         Selected to the selected use as it was built prior to the adoption of the current bylaws.         Selected to the selected use as it was built prior to the adoption of the current bylaws.         Selected to the selected use as it was built prior to the adoption of the current bylaws.         Selected to the selected use as it was built prior to the adoption of the current bylaws.         Selected to the selected use as it was built prior to the adoption of the current bylaws.         Selected to the selected use as it was built prior to the adoption of the current bylaws.         Selected to the selected use as it was built prior to the adoption of the current bylaws.         Selected to the selected use as it was built prior to the adoption of the current bylaws.         Selected to the selected use as it was built prior to the adoption of the current bylaws.         Selected to the selected use as it was built prior to the adoption of the current bylaws.         Selected to the selected use as it was built prior to the adoption weits concreted as the selected use as it was below the selected use as it was built prior to the adoption weits concreted as the selected use as it was below the selected use as it was below the selected use as it was belected use as it was below the selected use as it was																	
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Units       None       One wiktc. unit       Concrete Stab       Crawl Space       Foundation Weils       concrete/avg       Floors       Wood/good         # of Stories       2       X       Full Basement       Partial Basement       Exterior Walts       Hardiplank/good       Walts       Plaster/good         Ype       X       Exterior       Matt       S-Det/End Unit       Basement Area       812 sq. ft.       Roof Surface       Asphalt Shingle/gd       Trim/Finish       Wood/good         X       Existing       Proposed       Under Const.       Basement Finish       0 %       Gutters & Downspouts       Aluminum/good       Bath Fhoor       tile/good         X       Existing       Proposed       Under Const.       Basement Finish       0 %       Gutters & Downspouts       Aluminum/good       Bath Wainscot       tile/good         Year Built 1925       Storm Sashinsulated yes       Car Storage       None       None       Storm Sashinsulated yes       Carage       None         X       Drop Steir       Steirs       Other       Fuel gas       X       Flerplace(s) # 1       X       Fence side/frear       Garage # of Cars       0         Yop Steir       Steirs       Other       Fuel gas       X       Flereplace(s) # 1																	
Image: Static sector       X] Full Basement       Partial Basement       Exterior Walts       Hardiplank/good       Walts       Plaster/good         Type X] Det.       Att.       S-Det/End Unit       Basement Area       812 sq. ft.       Roof Surface       Asphalt Shingle/qd       Trim/Finish       Wood/good         Z Sign (Style)       Colonial       X] Outside Entry/Exit       Sump Pump       Window Type       Dbl hung/good       Bath Floor       tile/good         Personal till 1925       Storm Sast/insulated yes       Car Storage       None         Effective Age (Yrs) 8       Storm Sast/insulated yes       Car Storage       None         Attic       None       Healing FWA [X] HW       Radiant Amenities       WoodStore(s) #0       Driveway # of Cars 3         Attic       None       Healing [FWA [X] HW       Radiant Amenities       WoodStore(s) #0       Driveway Surface paved         Pfoor       Scrule       Cooling [Central Air Conditioning [X] Patio/Deck deck       Porch none       Carpott # of Cars 0         Finished       Heated       Individual [X] Other mini split       Pool 0       Other 0       Att.       Det.       Built-Appliances         Appliances       X Refrigerator       X Range/Oven       X Dishwasher       X Disposal       DiMcrowave       DWasher/Dryer		GENERALI	DESC	RIPTION		-893C	FOU	NDATK	W.	EXTERIOR D	ESCRIPTIC	DN n	naterials	INTERIO	<b>∢</b>	atenals	
Type       Au.       S-bet/End Unit       Basement Area       812 sq. ft.       Roof Surface       Asphalt Shingle/qd       Trim/Finish       Wood/good         X Existing       Proposed       Under Censt.       Basement Finish       0 %       Gutters & Downspouts       Aluminum/good       Bath Floor       tille/good         Design (Style)       Colonial       X] Outside Entry/Exit       Sump Pump       Window Type       Dbl hung/good       Bath Wainscei       tille/good         Car Storage       None       Storm Sashinsuited       Yes       Car Storage       None         Effective Age (Yrs) 8       Storm       FWA       Radiant       Amenites       WoodStove(s) #0       Driveway # of Cars       3         Attic       None       Heating       FWA       Radiant       Amenites       WoodStove(s) #0       Driveway Surface PaVed         Proor       Scitule       Cooling       Central Air Conditioning       X Preplace(s) # 1       X Freeside/rear       Garage       # of Cars       0         Pfoor       Scitule       Cooling       Central Air Conditioning       X Pate/Deck deck       Port none       Carpott       # of Cars       0         Appliances       X Refrigerator       X Range/Oven       X Dishwasher       X Disposal <t< td=""><td></td><td></td><td>w/Acc</td><td>: unit 🗍</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>			w/Acc	: unit 🗍													
X Existing       Proposed       Under Const.       Basement Finish       0 % Gurters & Downspouts Aluminum/good       Bath Floor       tile/good         Design (Style)       Colonial       X Outside Entry/Exit       Sump Pump       Window Type       Dbl hung/good       Bath Wainscoi tile/good         fear Bulk 1925       Sump Andow Type       Dbl hung/good       Bath Wainscoi tile/good       Ear Storage       None         Effective Age (Yrs) 8       Storm Sash/insulated yes       Car Storage       None         Attic       None       Heating       FWA       Radiant       Amenizes       WoodStove(s) #0       Driveway # of Cars 3         Attic       None       Heating       FWA       Radiant       Amenizes       WoodStove(s) #0       Driveway # of Cars 0         Floor       Scattle       Coling       Central Air Conditioning       X Patio/Deck deck       Porch none       Carpott # of Cars 0         Finished       Heated       Individual       X Other mini split       Pool 0       Other 0       Att       Det.       Bulk         Appliances       X Refrigerator       X Range/Oven       X Dishwasher       X Disposal       D Microwave       D Washer/Dryer       Other (describe)       Timished area above grade contains:       7 Rooms       3 Bedrooms       2.1 Bath			ı. f	S-Det./En	d Unit			<u> </u>		1							
rear Built 1925       Stoum Sashifinsulated yes       Car Storage       None         Effective Age (Yrs) 8       Screens       yes       X Driveway # of Cars 3         Attic       None       Heatling       FWA       Radiant       Amenities       WoodStove(s) #0       Driveway Surface paved         X Drop Steir       Stairs       Other       Fuel gas       X Fireplace(s) # 1       X Fence side/rear       Garage       # of Cars       0         Ploor       Scutule       Cooling       Central Air Conditioning       X Pala/Deck deck       Porch none       Carpoint       # of Cars       0         Ploor       Scutule       Cooling       Central Air Conditioning       X Pala/Deck deck       Porch none       Carpoint       # of Cars       0         Individual       X Dither mini split       Porch 0       Other 0       Att       Det       Built         Appliances       X Refrigerator       X Range/Oven       X Distroaster       X Disposit       D Microwave       D Washer/Dryer       Other 0       Att       Det       Built         Additional Features       house has been extensively Improved over the past 3 years (as mentioned below).       It has been well maintained in the         It me since that time. There is also a separate back shed for storage and the driveway is big e													Bath Floor tile/good				
Effective Age (Yrs) 8       Screens       yes       X Driveway       # of Cars       3         Attic       None       Heating       FWA       FWA       WoodStove(s) #0       Driveway       # of Cars       3         Attic       Stairs       Other       Fuel gas       Fireplace(s) # 1       X Fence side/rear       Garage       # of Cars       0         Floor       Scrutule       Cooling       Central Air Conditioning       X Patio/Deck deck       Porch       Porch       Carpot       # of Cars       0         Floor       Scrutule       Cooling       Central Air Conditioning       X Patio/Deck deck       Porch       None       If and individual       If and individual       X Diveway       # of Cars       0         Individual       X Distroarser       X Disposal       D Microwave       D Washer/Oryer       Other (describe)       If and individual       If and indit and indit and individual       If andividu			<u>u</u>			X Outside Entry/Exit Su			Sump Pump				ng/good	Bath Wainscot tile/good			
Attic       None       Heating       FWA       FWA       With       Radiant       Amenities       WoodStove(s) #0       Driveway Surface paved         X Drop Steir       Stairs       Other       Fuel gas       X Freplace(s) # 1       X Fence side/rear       Garage       # of Cars       0         Floor       Scuttle       Cooling       Central Air Conditioning       X Patio/Deck deck       Porch       Porch       One       # of Cars       0         Finished       Heated       Individual       X Dother mini split       Pool 0       Other       Att.       Det       Built         Appliances       X Refrigerator       X Range/Oven       X Distwasher       X Disposal       PMicrowave       PWasher/Dryer       Other (describe)       If an eac above grade contains:       7 Rooms       3 Bedrooms       2.1 Bath(s)       1.687 Square Feet of Gross Living Area Above Grad         Additional Features       house has been extensively improved over the past 3 years (as mentioned below). It has been well maintained in the intere since that time. There is also a separate back shed for storage and the driveway is big enough to fit at least 3 cars tandem.         Comments on the improvements       subject has been extensively updated and renovated in the past 3 years. The home has a new kitchen, new addition of a master bath, renovated family bath and lav, new windows, new roof, new gas fireplace insert, updated wiring and																	
Floor       Scuttle       Cooling       Central Air Conditioning       X Patio/Deck deck       Porch none       Carpont       # of Cars       0         Finishad       Heated       Individual       X Other mini split       Pool       0       Other 0       Att.       Det.       Built         Appliances       X Refrigerator       X Range/Oven       X Dishwasher       X Disposal       D Microwave       D Washer/Dryer       Other (describe)         Thisted area above grade contains:       7 Rooms       3 Bedrooms       2.1 Bath(s)       1,687 Square Feet of Gross Living Area Above Grad         Additional Features       house has been extensively Improved over the past 3 years (as mentioned below). It has been well maintained in the improvements as sparate back shed for storage and the driveway is big enough to fit at least 3 cars tandem.         Comments on the improvements       subject has been extensively updated and renovated in the past 3 years. The home has a new kitchen, new addition of a master bath, renovated family bath and lav, new windows, new roof, new gas fireplace insert, updated wiring and oblumbing, new exterior siding (hardiplank), new gutters and new composite deck. Also, the owners have installed mini split ductless	Attic		$\Box$	None		Heating	FWA D	<b>T</b>		Amenities			odStove(s) #0				
Finished       Heated       Individual       XOther mini split       Pool 0       Other 0       Att.       Det.       Built         Appliances       X Refrigerator       X Range/Oven       X Dishwasher       X Disposal       D Matrowave       D Washer/Orver       Other 0       Att.       Det.       Built         Appliances       X Refrigerator       X Range/Oven       X Dishwasher       X Disposal       D Matrowave       D Washer/Orver       Other (describe)         Thished area above grade contains:       7 Rooms       3 Bedrooms       2.1 Bath(s)       1,687 Square Feet of Gross Living Area Above Grad         Variational Features       house has been extensively improved over the past 3 years (as mentioned below). It has been well maintained in the improvements       Individual teating in the driveway is big enough to fit at least 3 cars tandem.         Comments on the improvements       subject has been extensively updated and renovated in the past 3 years. The home has a new kitchen, new addition of a master bath, renovated family bath and lav, new windows, new roof, new gas fireplace insert, updated wiring and oblumbing, new exterior siding (hardiplank), new gutters and new composite deck. Also, the owners have installed mini split ductless		• • •															
Appliances         X Refrigerator         X Range/Oven         X Distovaster         X Disposal         D Matcovave         Waster/Dryer         Other (describe)           Finished area above grade contains:         7 Rooms         3 Bedrooms         2.1 Bath(s)         1,687 Square Feet of Gross Living Area Above Grad           Verditional Features         house has been extensively improved over the past 3 years (as mentioned below). It has been well maintained in the time since that time. There is also a separate back shed for storage and the driveway is big enough to fit at least 3 cars tandem.           Comments on the improvements         subject has been extensively updated and renovated in the past 3 years. The home has a new kitchen, new addition of a master bath, renovated family bath and lav, new windows, new roof, new gas fireplace insert, updated wiring and obumbing, new exterior siding (hardiplank), new gutters and new composite deck. Also, the owners have installed mini split ductless										12	K GECK			( ) · · · · · · · · · · · · · · · · · ·		0 Built-in	
Additional Features house has been extensively improved over the past 3 years (as mentioned below). It has been well maintained in the time since that time. There is also a separate back shed for storage and the driveway is big enough to fit at least 3 cars tandem. Comments on the improvements subject has been extensively updated and renovated in the past 3 years. The home has a new kitchen, new addition of a master bath, renovated family bath and lav, new windows, new roof, new gas fireplace insert, updated wiring and plumbing, new exterior siding (hardiplank), new gutters and new composite deck. Also, the owners have installed mini split ductless		X Refrige			e/Oven	X Dish	washer X		sal (p) Micro	wave (p)Wa		00	her (describe)				
Ime since that time. There is also a separate back shed for storage and the driveway is big enough to fit at least 3 cars tandem. Comments on the Improvements subject has been extensively updated and renovated in the past 3 years. The home has a new kitchen, new addition of a master bath, renovated family bath and lav, new windows, new roof, new gas fireplace insert, updated wiring and plumbing, new exterior siding (hardiplank), new gutters and new composite deck. Also, the owners have installed mini split ductless					ordon												
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addition of a master bath, renovated family bath and lav, new windows, new roof, new gas fireplace insert, updated wiring and plumbing, new exterior siding (hardiplank), new gutters and new composite deck. Also, the owners have installed mini split ductless																	
	addition of plumbing,	f a maste new ext	er b erio	ath, renov r siding (l	vated f hardipl	iamily I ank) ,	bath and l new gutte	lav, n ers ar	ew window Id new com	s, new roof posite deck	, new ga Also,	as firep the ow	lace insert, /ners have i	updated	wiring and		
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