

City of Waltham

Jeannette A. McCarthy
Mayor

CITY OF WALTHAM
CITY CLERK'S OFFICE

2018 FEB 22 A 8:55

RECORDED

February 22, 2018

TO: The City Council
RE: 334R Prospect Hill Road

Dear Councillors:

Pursuant to the City Council's resolution and request dated October 16, 2017 to purchase the above property, enclosed please find a letter to the owner, his response, and Assessors information regarding the value.

If the Council agrees to the price, I will submit a funding request for the next docket.

Sincerely,

Jeannette A. McCarthy

JAM/ccb

Enclosures

cc: Joseph Goode
George McKenna

Resolution

334R Prospect Hill Road

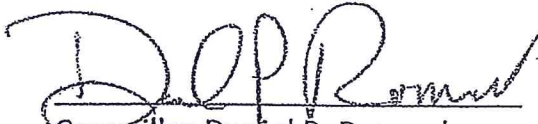
October 16, 2017

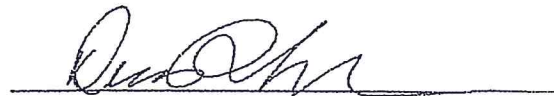
Whereas: The recent Council vote to request the Mayor to pursue the purchase of land at 0 Prospect Hill Road has spurred another land owner in that immediate area to consider the sale of their property which abuts Prospect Hill Park; and

Whereas: there is a 1.8 acre parcel of land at 334R Prospect Hill Road available for sale, adjacent to City property, and

Whereas: the purchase of this small parcel would secure yet another small piece of land added to the park, and allow for increased public access to Prospect Hill Park and its near-by trails and hiking paths, therefore

Be it Resolved: that the City Council request the Mayor to enter into negotiations with the land owner to purchase this property to extend Prospect Hill Park and to forever allow access to the park and to maintain the integrity of this entrance and to the surrounding neighborhoods.


Councillor Daniel P. Romard


Diane P. LeBlanc, President
Councillor At-Large

PROSPECT HILL TRUST
P.O. BOX 537
HARVARD, MA 01451
(978) 273-6919

February 16, 2018

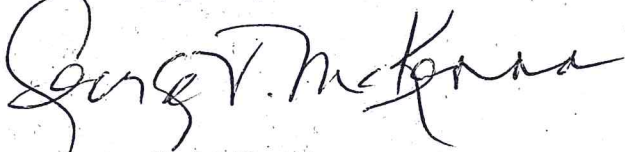
Mayor Jeanette A. McCarthy
City of Waltham
610 Main Street
Waltham, MA 02452

Dear Mayor McCarthy,

It was nice to talk with you this week. This letter will confirm that Prospect Hill Trust will offer to sell the land parcel located at 334R Prospect Hill Road consisting of approximately 1.8 acres to the City of Waltham at a purchase price of \$88,000.

Kindly advise how we should proceed with the acquisition.

Sincerely yours,



George V. McKenna
Trustee

RECEIVED
FEB 16 2018
MAYOR'S OFFICE

Unofficial Property Record Card - Waltham, MA

General Property Data

Parcel ID	R040 001 0021	Account Number	182331
Prior Parcel ID	--		
Property Owner	PROSPECT HILL REALTY TR; GEORGE V. & CLAUDIA A, MCKENNA	Property Location	334 R PROSPECT HILL RD
Mailing Address	41 OLD LITTLETON ROAD	Property Use	POTENTIAL
		Most Recent Sale Date	5/10/2010
		Legal Reference	54657-453-454
City	HARVARD	Grantor	MCKENNA, GEORGE V., JR. &
Mailing State	MA	Zip	01451
Parcel Zoning		Sale Price	1
		Land Area	1.784 acres

Current Property Assessment

Card 1 Value	Building Value 0	Xtra Features 0 Value	Land Value 83,600	Total Value 83,600
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Building Description

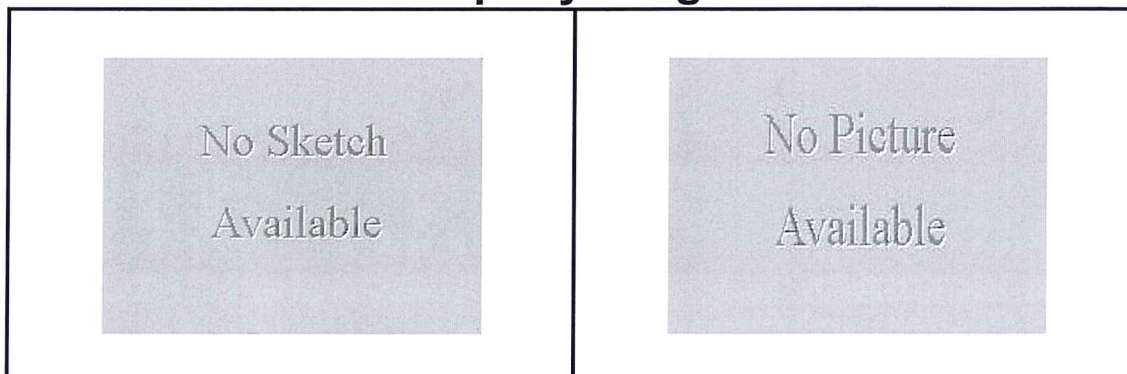
Building Style N/A	Foundation Type N/A	Flooring Type N/A
# of Living Units N/A	Frame Type N/A	Basement Floor N/A
Year Built N/A	Roof Structure N/A	Heating Type N/A
Building Grade N/A	Roof Cover N/A	Heating Fuel N/A
Building Condition Average	Siding N/A	Air Conditioning 0%
Finished Area (SF) N/A	Interior Walls N/A	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 1.784 acres of land mainly classified as POTENTIAL with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



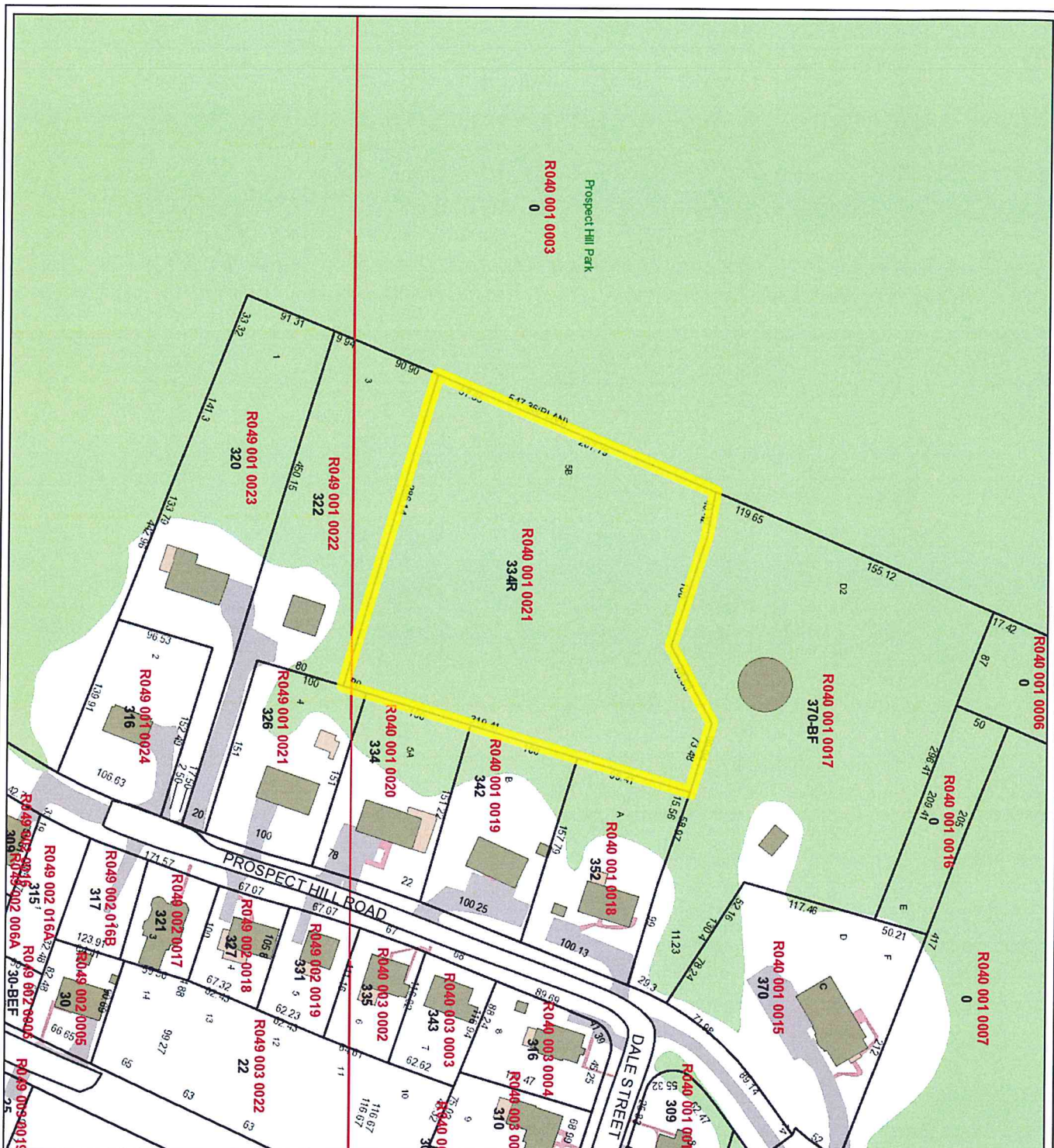


- Streams
- EOP
- Edge of Pavement
- Unpaved Area
- Tax Map Grid
- City Boundary
- Swimming Pools
- Bridges
- Parcels
- Buildings
- Building Footprint
- Deck
- Private Walkways
- Sidewalks
- Parking
- Paved
- Unpaved
- Driveways
- Unpaved
- Water Bodies
- Wetland Area
- Paths
- Paved
- Unpaved
- Spots
- Basketball Court
- DIRT
- Grass, Sports Turf
- Playground
- Spray Park
- Tennis Court
- Track
- Vegetated Areas

1" = 126 ft



February 13, 2018



City of Waltham
Massachusetts



Waltham Board of Assessors
Tel: 781-314-3200
Fax: 781-314-3218
assessors@city.waltham.ma.us

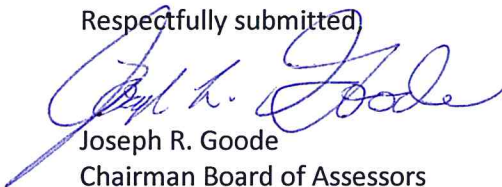
610 Main Street
Waltham City Hall
Waltham, MA 02452

DATE: February 22, 2018
TO: Mayor McCarthy
FROM: Joseph R. Goode
RE: 334R Prospect Hill Road

Based on the offer of \$88,000 to acquire the land located at 334R Prospect Hill Road, having a Parcel ID. of R040-001-0021, consisting of 77,696 sq. ft. or 1.8 acres of land, I have reviewed my data and find that the offer price reflects reasonable value for the property.

My assessed value established for fy 2018 is \$83,600 which in my opinion makes the offer to sell the land for \$88,000 a reasonable market value price. The acquisition of this land locked parcel of land which directly abuts Prospect Hill Park is clearly a benefit to the City of Waltham.

Respectfully submitted


Joseph R. Goode
Chairman Board of Assessors

334R Prospect Hill Road

Parcel Id. R040-001-0021

FY 2018 Valuation 83,600

FY 2017 Valuation 77,200

FY 2016 Valuation 75,200

Total 236,000

/3 78,700

+25% 19,700

Total \$ 98,400