

Date: May 1, 2012

**Re: Sale at Auction of 73 Charles Street
Waltham, MA 02452**

Dear Neighbor,

The City of Waltham will hold a public auction for the sale of 73 Charles Street Waltham, MA **June 14, 2012 at 10 am**. We wanted to inform you of the auction as either an abutter or an interested purchasing party. The auction will be held on location. The process for auctioning this building is better described below.

The Property:

73 Charles Street was built about 1940 and was known as the Varney Printing Shop for many years until it was taken over by the City for the non-payment of taxes. The topography is level on 1,986 square feet of land. The building is one story over a full basement consisting of 1,812 square feet of first floor and 1,812 square feet of basement. Parking is tandem for 2 cars to the right of the building. Foundation is poured concrete with basement wall height of 6'. First floor has masonry bearing walls with a wall height of 14', brick exterior walls, flat roof with 4 steel I-beams supporting the roof and 4 steel I-beams supporting the concrete first floor. Solid building of brick, concrete and steel. The front of the building was used as office with full glass windows also in need of complete renovation.

The property is zoned Commercial. There is a variety of commercial or business uses available in this zone. The property is also located in the Riverfront overlay district. Clearly the property is unique, is unusable without major renovations and is on a small lot.

Property Conditions:

The property is in need of a complete renovation. The exterior roof is membrane in need of replacement. Interior has water damage throughout which has popped up the floor tiles, and a basement having a foot of standing water.

The Current Assessed Value:

The Waltham Board of Assessors has assessed the property at \$124,800. (See attached assessment card)

Minimum and Reserved Bid Amount:

The City's tax liability for this property is **\$51,000**. This is also the minimum acceptable bid amount. The city will not be able to accept bids that are below this number. Therefore, only offers made for this amount or more will be accepted.

Property Inspection Date:

The property can be inspected at **10 am Monday May 21, 2012.**

Auction Pre-Qualification Date:

Interested parties will be pre-qualified for the final auction **Wednesday May 30, 2012, 12 noon**

Pre-qualifications:

The pre-qualifications consist in the bidder's confirmed ability to:

1. Obtain a bank letter stating that the bidder is able to obtain a mortgage for the bid amount **and/or**
2. Provide a bank statement showing the bidders has sufficient cash on hand to purchase the property for the bid amount.
3. Provide a letter from your attorney stating that the bidders will be able to execute a Purchase and Sale Agreement within one (1) week from the date of the city's acceptance of the bid amount.
4. Provide a letter from your attorney stating that the bidders will be able to close within three (3) weeks from the date of the Purchase and Sale Agreement.

Final Auction Date and Time:

The final auction will be held, on site, **Thursday June 14, 2012 at 10 am.**

The Process:

1. Attend the inspection meeting date of May 18, 2012
2. Fill out the attached Auction pre-qualification form and seal it and return it either in person or via certified mail no later than **May 30, 2012, 12 noon** to Mr. Joseph Pedulla, Chief Procurement Officer, Purchasing Department, Waltham City Hall, 610 Main St. Waltham MA 02452. NO ELECTRONIC Forms will be accepted.
3. The top four (4) offerors, with the best offers greater than \$65,000, will be invited via mail or e-mail to attend the final live auction held on location.
4. On the day of the auction the City will hand out a summary showing the top four offers. This is done so that all parties are able to see all bids.
5. The offers of the final top four (4) offerors will also be read out loud. On the day of the Final Auction
6. A live auction will then be held with the highest offer as the beginning bidding base.
7. The winning bidder will be notified of the city's bid acceptance within 48 hours from the closing of the auction.

City Rights to Reject Any and All Bids.

The City at its own discretion may reject any and all bids if it is in the best interest of the public.

PRE- QUALIFICATION
AUCTION OF 73 CHARLES STREET
WALTHAM, MA

Please seal and return this form by **12 noon Monday May 28, 2012** to:

Joseph Pedulla
Chief Procurement Officer
Purchasing Department
Waltham City Hall
610 Main Street
Waltham, MA 02452

Include with this form the following:

1. **Bid Amount: \$ _____**
2. **A bank letter stating that the bidder is able to obtain a mortgage for the Bid amount. And/Or**
3. **A bank statement showing the bidders has sufficient cash on hand to purchase the property for the bid amount.**
4. **A letter from your attorney stating that you will be able to execute a Purchase and Sale Agreement within one (1) week from the date of the city's acceptance of the bid amount.**
5. **A letter from your attorney stating that the bidders will be able to close within three (3) weeks from the date of the Purchase and Sale Agreement.**
6. **Fill out completely and submit the forms in the Compliance section**

Name of the company or individual bidding: _____

Print Name: _____

Authorized Signature: _____

E-Mail Address: _____

Phone: _____

Date _____

Compliance

The compliance documents in this section must be completed, signed and returned **with your bid package.**

Purchasing Department

City of Waltham
610 Main Street
Waltham, MA 02452

Failure to submit the completed documents will cause the disqualification of the proposal.

Section Index

	Check when Complete
• Non-Collusion Form and Tax Compliance form.....	_____
• Corporation Identification Form.....	_____
• Certificate of Vote Authorization.....	_____
• Debarment Certificate	_____

Your Company's Name: _____

NON-COLLUSION FORM AND TAX COMPLIANCE FORM

CERTIFICATE OF NON-COLLUSION

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word “person” shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity or group of individuals. The undersigned certifies that no representations made by any City officials, employees, entity, or group of individuals other than the Purchasing Agent of the City of Waltham was relied upon in the making of this bid

_____, _____
(Signature of person signing bid or proposal) Date

(Name of business)

TAX COMPLIANCE CERTIFICATION

Pursuant to M.G.L. c. 62C, & 49A, I certify under the penalties of perjury that, to the best of my knowledge and belief, I am in compliance with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

_____, _____
Signature of person submitting bid or proposal Date

Name of business

NOTE

Failure to submit any of the required documents, in this or in other sections, with your bid response package may cause the disqualification of your proposal.

CERTIFICATE OF VOTE OF AUTHORIZATION

Date:

I _____, Clerk of _____ hereby certify that at a meeting of the Board of Directors of said Corporation duly held on the _____ day of _____ at which time a quorum was present and voting throughout, the following vote was duly passed and is now in full force and effect:

VOTED: That _____ (*name*) is hereby authorized, directed and empowered for the name and on behalf of this Corporation to sign, seal with the corporate seat, execute, acknowledge and deliver all contracts and other obligations of this Corporation; the execution of any such contract to be valid and binding upon this Corporation for all purposes, and that this vote shall remain in full force and effect unless and until the same has been altered, amended or revoked by a subsequent vote of such directors and a certificate of such later vote attested by the Clerk of this Corporation.

I further certify that _____ is duly elected/appointed _____ of said corporation

SIGNED:

(Corporate Seal)

Clerk of the Corporation:

Print Name: _____

COMMONWEALTH OF MASSACHUSETTS

County of _____

Date:

Then personally appeared the above named and acknowledged the foregoing instrument to be their free act and deed before me, _____

Notary Public;

My Commission expires: _____

CORPORATION IDENTIFICATION

The bidder for the information of the Awarding Authority furnishes the following information.

If a Corporation:

Incorporated in what state _____

President _____

Treasurer _____

Secretary _____

Federal ID Number or SS# _____

If a foreign (out of State) Corporation – Are you registered to do business in Massachusetts?

Yes _____, No _____

If you are selected for this work you are required under M.G.L.ch. 30S, 39L to obtain from the Secretary of State, Foreign Corp. Section, State House, Boston, a certificate stating that you Corporation is registered, and furnish said certificate to the Awarding Authority prior to the award.

If a Partnership: (Name all partners)

Name of partner _____

Residence _____

Name of partner _____

Residence _____

If an Individual:

Name _____

Residence _____

If an Individual doing business under a firm's name:

Name of Firm _____

Name of Individual _____

Business Address _____

Residence _____

Date _____

Name of Bidder _____

By _____

Signature _____

Title _____

Business Address (POST OFFICE BOX NUMBER NOT ACCEPTABLE)

State

Telephone Number

Today's Date

DEBARMENT CERTIFICATION

In connection with this bid and all procurement transactions, by signature thereon, the respondent certifies that neither the company nor its principals are suspended, debarred, proposed for debarment, declared ineligible, or voluntarily excluded from the award of contracts, procurement or non procurement programs from the Commonwealth of Massachusetts, the US Federal Government and /or the City of Waltham. "Principals" means officers, directors, owners, partners and persons having primary interest, management or supervisory responsibilities with the business entity. Vendors shall provide immediate written notification to the Purchasing Agent of the City of Waltham at any time during the period of the contract of prior to the contract award if the vendor learns of any changed condition with regards to the debarment of the company or its officers. This certification is a material representation of fact upon which reliance will be placed when making the business award. If at any time it is determined that the vendor knowingly misrepresented this certification, in addition to other legal remedies available to the City of Waltham, the contract will be cancelled and the award revoked.

Company Name _____

Address _____

City _____, State _____, Zip Code _____

Phone Number (____) _____

E-Mail Address _____

Signed by Authorized Company Representative:

_____ Print name. Date _____

R060 016 0027
 Map Block Lot

1 of 1
 CARD INDUSTRIAL

TOTAL ASSESSED: 124,800
 !21096!

City of Waltham



Patriot Properties Inc.

USER DEFINED

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		CHARLES ST, WALTHAM

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
903	63,300		1986.000	61,500	124,800

Legal Description

User Acct
21096

OWNERSHIP

Owner 1: CITY OF WALTHAM
Owner 2:
Owner 3:
Street 1: 610 MAIN STREET
Street 2:
Twn/City: WALTHAM
St/Prov: MA Cntry: Own Occ:
Postal: 02452- Type:

Total Card	63,300	0.046	61,500	124,800
Total Parcel	63,300	0.046	61,500	124,800
Source: Income Approach	Total Value per SQ unit /Card: 68.84		/Parcel: 68.84	

Lot Size
Total Land:
Land Unit Type:

GIS Ref
GIS Ref
Insp Date

PREVIOUS OWNER

Owner 1: KAPLAN, MADELINE P. & -
Owner 2: DONALD -
Street 1: 73 CHARLES STREET
Twn/City: WALTHAM
St/Prov: MA Cntry: Own Occ:
Postal: 02453 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2012	903	EX	63,300	0	1,986.	61,500	124,800	124,800	Year End Roll	11/29/2011
2012	903	FV	63,300	0	1,986.	61,500	124,800	124,800	Year End Roll	12/20/2011
2011	903	EX	63,300	0	1,986.	61,500	124,800	124,800	Year End Roll	11/23/2010
2011	903	FV	63,300	0	1,986.	61,500	124,800	124,800	year end	12/17/2010
2010	903	FV	63,300	0	1,986.	61,500	124,800	124,800	year end	12/3/2009

BUILDING PERMITS

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

Parcel ID
R060 016 0027

PRINT
Date Time
03/12/12 11:15:23

LAST REV
Date Time
03/12/12 11:14:51

apro
21096

PAT ACCT.

NARRATIVE DESCRIPTION

This Parcel contains 1,986 SQ. FT. of land mainly classified as MUNICIPAL with a(n) INDUST-LT Building Built about 1940, Having Primarily BRICK Exterior and MEMBRANE Roof Cover, with 1 Units, 0 Baths, 1 HalfBaths, 0 3/4 Baths, 0 Rooms Total, and 0 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KAPLAN, MADELIN	48148-228		9/12/2006	INVOL CHRTBL		0	No	No		JUDGEMENT IN TAX LIEN CASE. CITY VS
KAPLAN, DONALD	12906-487		12/11/1975			0	No	No		

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

INCOME INFORMATION

Type	Description	Flr	Qty	Leased Area	Ten	Rent \$	Ovr Rent	Econ Inc
MFG	MANUFACTURIN	1	C	1,813	1	8.10		14,685

ACTIVITY INFORMATION

Date	Result	By	Name
12/17/2002	MEAS&INSP	201	S MCCATHERN

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z				U		
o				t		
n				i		
Census:				Exmpt		
Flood Haz:						
D	0	test		Topo		
s				Street	41	
t				Traffic		

Totals:		1,813	1	14,685	
Gross Income:	14,685	Net Income:	11234	Deficiency:	
Vacancy/DL:	1,469	Rate Adj:		Final Val Card:	124800
Expenses:	1,718	Vac Adj:		Val Per Unit Card:	68.84000
Reserves:	264	Exp Adj:		Final Val/Parcel:	124800
Lease Type:	IND	Indicated Value:	124800	Val Per Unit/Par:	68.84
Overall Rate:	9.0	Surplus:		Cost/Inc Ratio:	1

Sign: _____ / /

LAND SECTION

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
903	MUNICPL		1986		SQ. FT.	SITE		0	14.		2.211	CF								61,463						61,500	

Total AC/HA:	0.04559	Total SF/SM:	1986.00	Parcel LUC:	903	MUNICPL	Prime NB Desc:	COMM FAIR
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Total:	61,463	Spl Credit:		Total:	61,500
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

EXTERIOR INFORMATION

Type:	33 - INDUST-LT
Sty Ht:	1 - 1 story
(Liv) Units:	1 Total: 1
Foundation:	01 - CONCRETE
Frame:	05 - TYPICAL
Prime Wall:	07 - BRICK
Sec Wall:	%
Roof Struct:	04 - FLAT
Roof Cover:	11 - MEMBRANE
Color:	
View / Desir:	

BATH FEATURES

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

COMMENTS

LOT # A 73 CHARLES STREET : VARNEY PRINTING CO. TAX EXEMPT FOR FY 08..

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

RESIDENTIAL GRID

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

CONDO INFORMATION

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

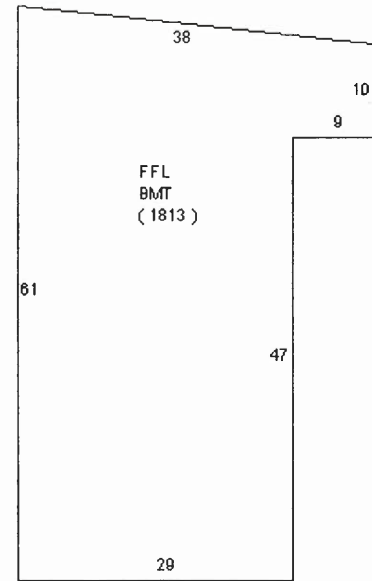
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH



GENERAL INFORMATION

Grade:	C- - AVERAGE-
Year Blt:	1940 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	14
Prim Int Wal:	01 - DRYWALL
Sec Int Wall:	08 - PLYWOOD 25%
Partition:	T - TYPICAL
Prim Floors:	14 - ASPHALT TILE
Sec Floors:	%
Bsmnt Flr:	12 - CONCRETE
Bsmnt Gar:	
Electric:	03 - TYPICAL
Insulation:	02 - TYPICAL
Int vs Ext:	S
Heat Fuel:	01 - OIL
Heat Type:	03 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal:	% Sprinkled

DEPRECIATION

Phys Cond:	FR - Fair	40%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		40.9%

CALC SUMMARY

Basic \$ / SQ:	40.00
Size Adj.:	1.25000000
Const Adj.:	1.00940001
Adj \$ / SQ:	50.470
Other Features:	2500
Grade Factor:	0.91
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	106359
Depreciation:	43501
Depreciated Total:	62858

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
	R060 025 0002		7/16/1998	670,000
WtAv\$/SQ:	AvRate: 0	Ind. Val:		
Juris. Factor:	Val/Su Fin:	34.69		
Special Features: 0	Val/Su Net:	17.35		
Final Total: 62900	Val/Su SzAd:	34.69		

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,813	12.620	22,876
FFL	FIRST FLOOR	1,813	50.470	91,502
Net Sketched Area:		3,626	Total:	114,378
Size Ad	1813 Gross Area	3626	FinArea	1813

SUB AREA DETAIL

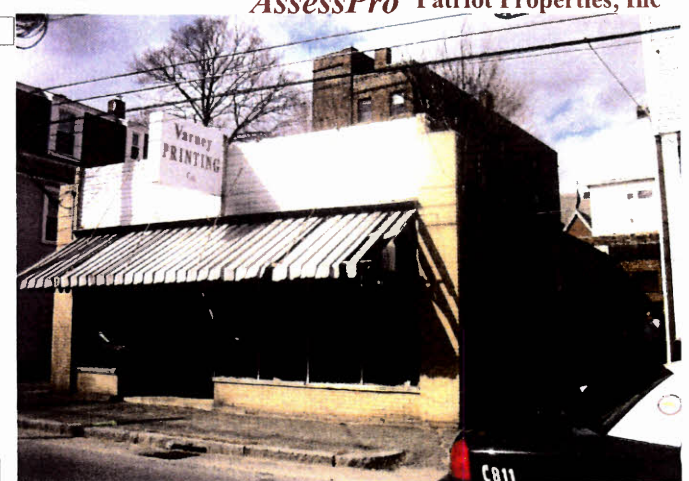
Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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PARCEL ID R060 016 0027

IMAGE



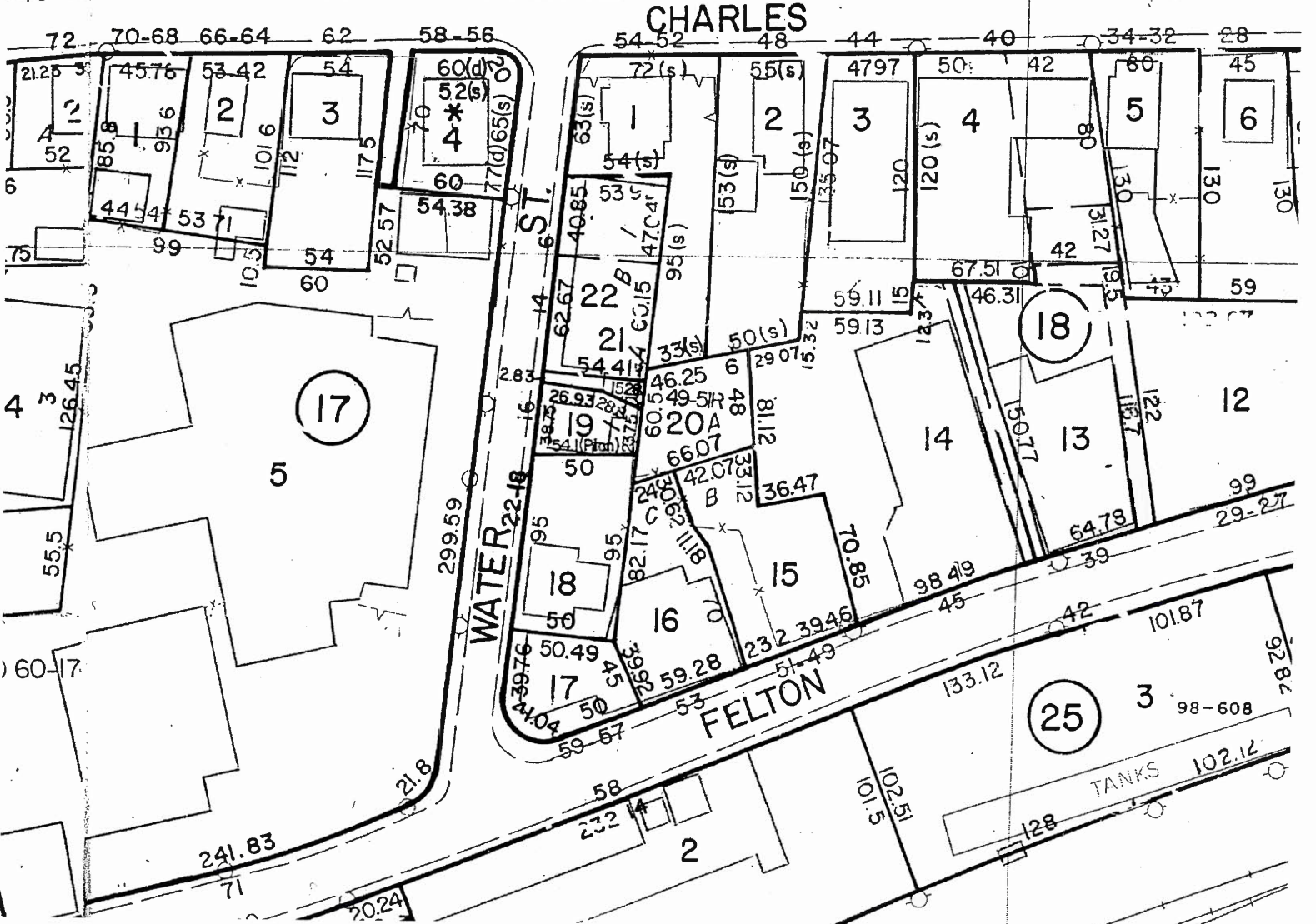
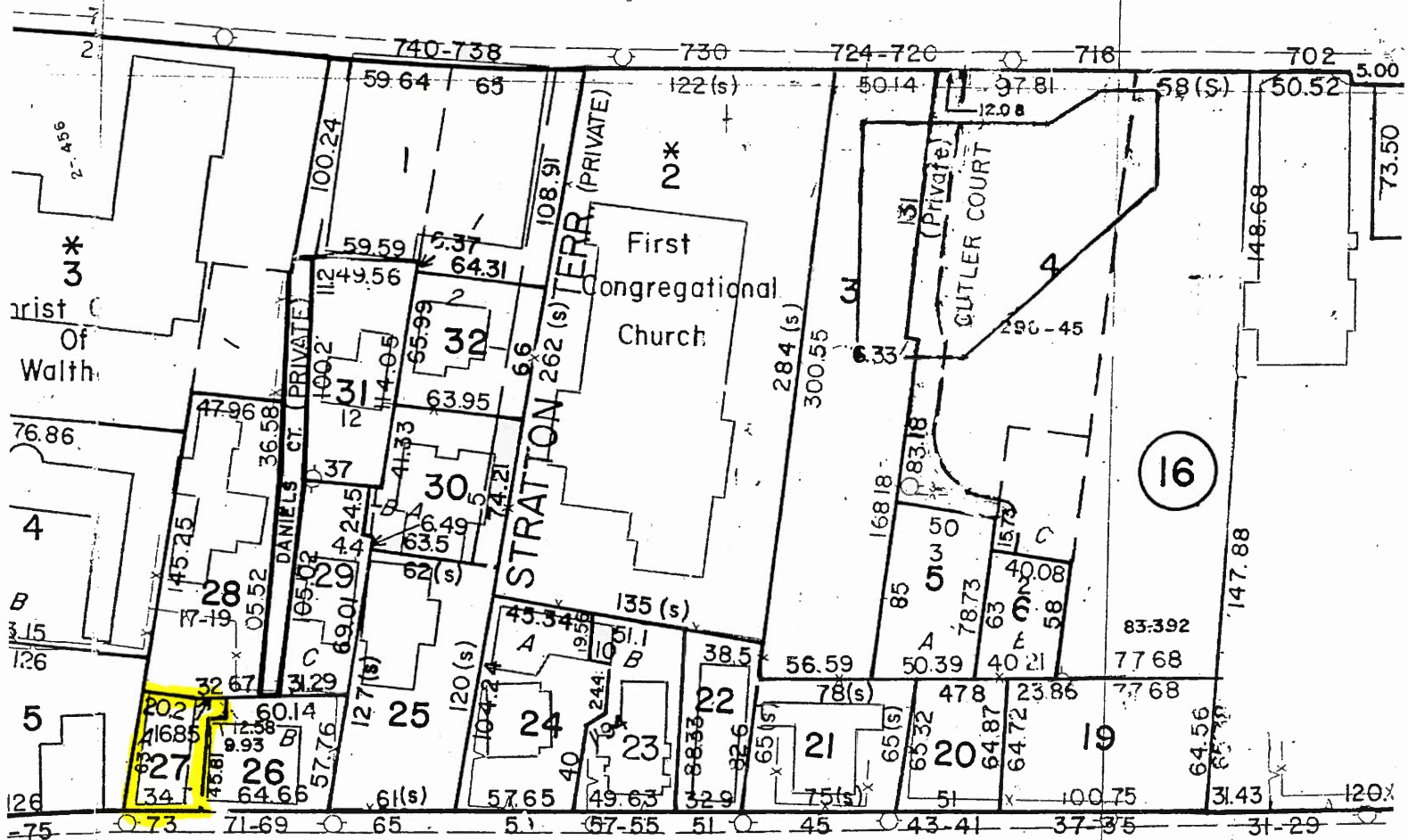
AssessPro Patriot Properties, Inc

More: N

Total Yard Items:

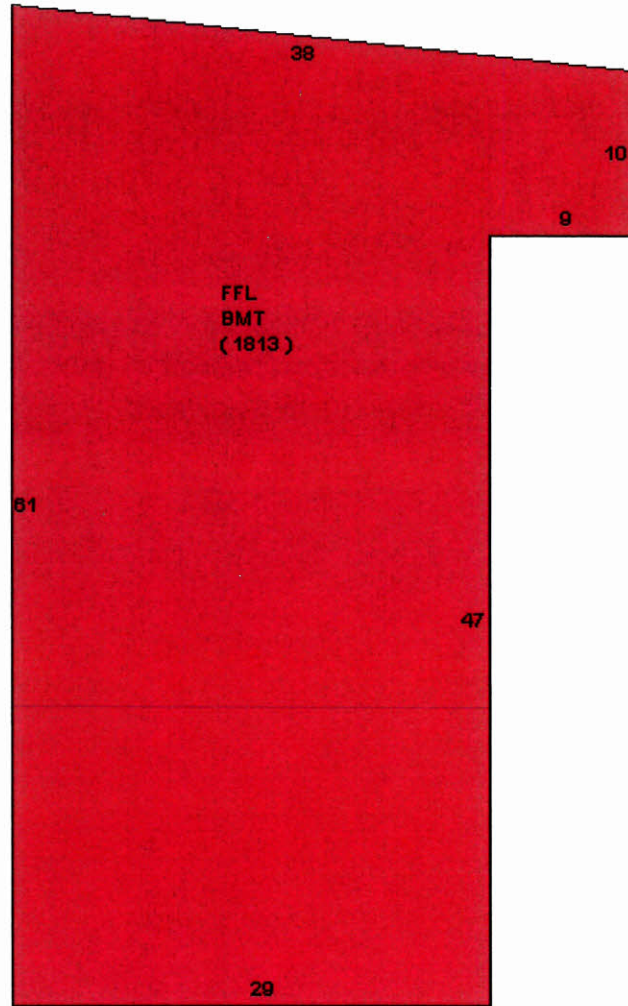
Total Special Features:

Total:



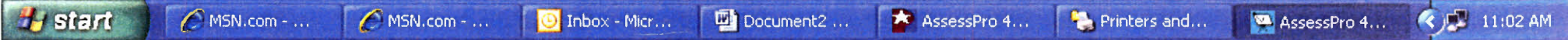


File Edit Plan View Help



6 Feet

Ready



Save to File

Click Anywhere to Close

Print



Date Taken:

No Image Notes Available

Parcel ID: R060 016 0027

Card: 1 of 1

Location: 78 CHARLES ST WALTHAM



For Help, click Help Topics on the Help Menu.

Save to File

Click Anywhere to Close

Print



Date Taken:

No Image Notes Available

Parcel ID: R060 016 0027

Card: 1 of 1

Location: 73 CHARLES ST WALTHAM