

# Strategic Auction Alliance

NEW ENGLAND'S ASSET CONVERSION SPECIALISTS



## REAL ESTATE TAX POSSESSION AUCTION

**Fitchburg City Hall  
718 Main Street  
Fitchburg, MA 01420**

**Thursday May 28<sup>th</sup>, 10am**

### PROPERTY INFORMATION PACKAGE

**Subject Property: 240 Kimball Street - Fitchburg, MA**

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## REAL ESTATE AUCTION SALE TRANSMITTAL LETTER

Auction Date May 28th, 2009

Dear Prospective Buyer:

Strategic Auctions, Inc. is pleased to present this offering of real estate for marketing at auction on Thursday May 28th 2009, Fitchburg City Hall at 10 am.

All interested parties are invited to download or request by fax or US mail a property information package, (also known as a "PIP") that outlines the characteristics, configuration, improvements and location of the subject property: **"240 Kimball Street"**

**Description:** Vacant land.

After reviewing the data relating to this or any other property offered in this auction event, you as a potential buyer wish to participate in the auction purchasing process **please download or request a BIDDER'S PACKAGE** containing specific terms for this auction and sample documents for the sales agreement, (memorandum of sale).

We at Strategic Auctions are pleased to answer your questions and make every effort to furnish you the information you need to participate confidently to purchase real estate at our auction sale.

All potential buyers are required to agree with and to comply by the terms and conditions of this auction in order to participate as qualified bidders.

Thank you for your interest,



Stephen D. Paulin Sr. CAI, President  
Strategic Auctions, Inc.



Thomas J. Weitbrecht, Vice President  
Strategic Auctions, Inc



## DISCLAIMER

**ATTENTION ALL PROSPECTIVE BIDDERS:** All materials and information provided to potential bidders are made available to interested parties as a matter of convenience only and no representation or warranty, expressed or implied, is made as to its accuracy or completeness. Potential purchasers are encouraged to seek information from professionals regarding any specific issue or concern.

Prospective purchasers of any auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale. All information contained upon any of our companies' websites and within the "Property Information Packages" was derived from third party sources and is believed to be correct, but is not guaranteed to be factual. The auctioneer, seller and their agents and attorneys cannot and do not warrant the accuracy or completeness of the information provided herein.

Auctioneers are acting solely as agent for the seller in marketing and negotiations of sale of this property, and as such have a fiduciary duty to disclose to the seller information, which is material to the sale, acquired by any source, including the buyer. The purchaser(s) agree that seller and auctioneers have made no warranties of any kind regarding the value, condition, habitability, merchantability and fitness of the property for any purpose. No representations or warranties of any kind are made with respect to the property to be sold. All property will be sold "as is, where is," and "with all defects."

Any terms relating to the sale are subject to change prior to or on the day of auction. Announcements from the auction block will take precedence over any previously printed material or any other oral statements made.

The property described in this information package is being offered at public auction as result of tax foreclosure executed by the City of Fitchburg, Massachusetts. Clear title will be conveyed to a successful buyer from the City of Fitchburg.



**Unofficial Property Record Card - Fitchburg, MA**

**General Property Data**

Parcel ID 41 12 0	Account Number
Prior Parcel ID -146-81.34	
Property Owner CITY OF FITCHBURG OF FITCHBURG	Property Location 240 KIMBALL ST
POSSESSION	Property Use MUNICIPAL
Mailing Address 718 MAIN STREET	Most Recent Sale Date 2/27/2007
	Legal Reference 6394-6
City FITCHBURG	Grantor KOSKI, LAURA A.,
Mailing State MA Zip 01420	Sale Price 1
ParcelZoning RC	Land Area 0.119 acres

**Current Property Assessment**

Card 1 Value	Land Value 17,400	Building Value 0	Total Value 17,400
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**Building Description**

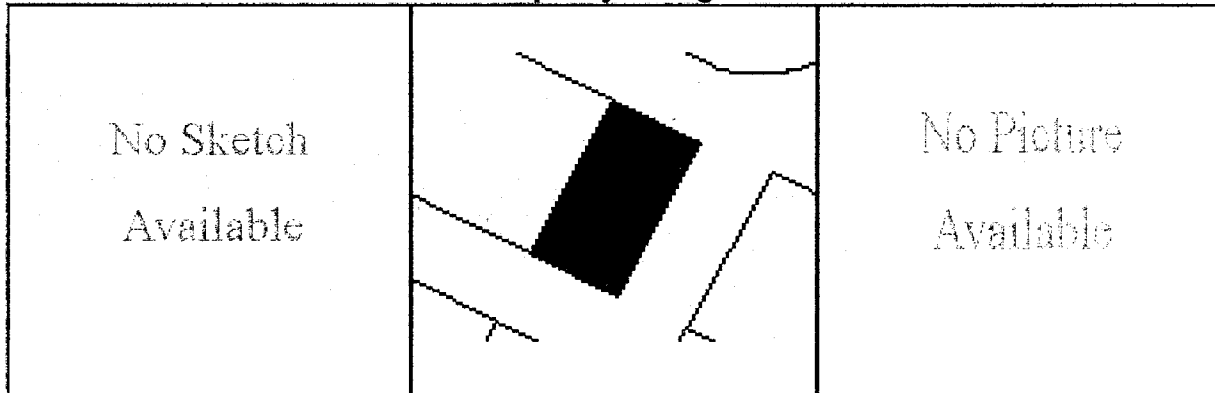
Building Style N/A	Foundation Type N/A	Flooring Type N/A
# of Living Units N/A	Frame Type N/A	Basement Floor N/A
Year Built N/A	Roof Structure N/A	Heating Type N/A
Building Grade N/A	Roof Cover N/A	Heating Fuel N/A
Building Condition N/A	Siding N/A	Air Conditioning 0%
Finished Area (SF) N/A	Interior 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**

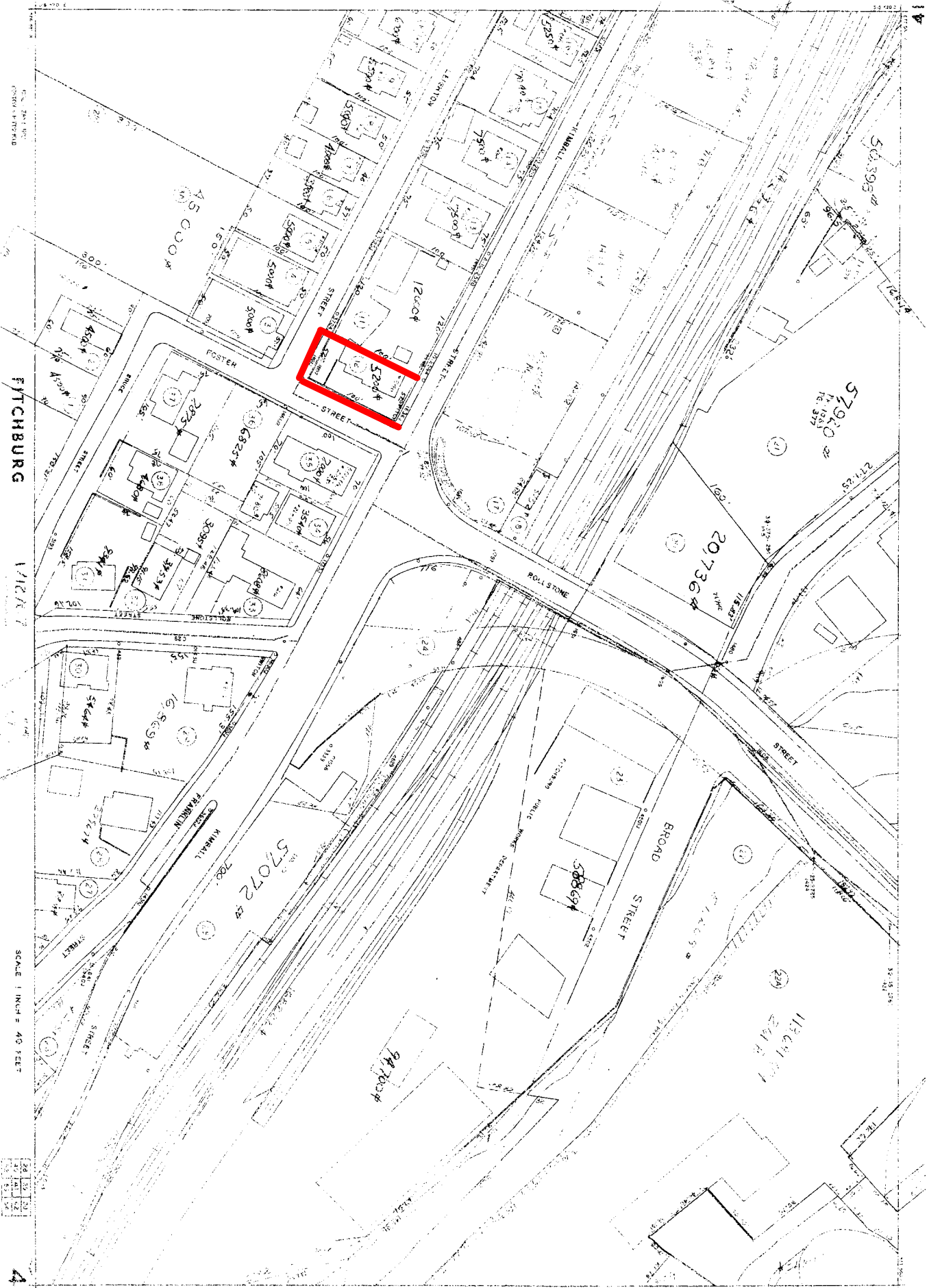
**Narrative Description of Property**

This property contains 0.119 acres of land mainly classified as MUNICIPAL 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**



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



FITCHBURG

1/12/77

SCALE 1 INCH = 40 FEET

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16

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