

# 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: 45 Charlton 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: **"45 Charlton Street"**

**Description:** Single family home.

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 162 25 0                            | Account Number                   |
| Prior Parcel ID -832-44.18                    |                                  |
| Property Owner CITY OF FITCHBURG OF FITCHBURG | Property Location 45 CHARLTON ST |
| POSSESSION                                    | Property Use MUNICPL             |
| Mailing Address 718 MAIN STREET               | Most Recent Sale Date 2/27/2007  |
|   | Legal Reference 6394-7           |
| City FITCHBURG                                | Grantor WIRTA, EVERETT C.,       |
| Mailing State MA Zip 01420                    | Sale Price 1                     |
| ParcelZoning RA1                              | Land Area 0.342 acres            |

### Current Property Assessment

|              |                   |                       |                     |
|--------------|-------------------|-----------------------|---------------------|
| Card 1 Value | Land Value 63,000 | Building Value 85,100 | Total Value 148,100 |
|--------------|-------------------|-----------------------|---------------------|

### Building Description

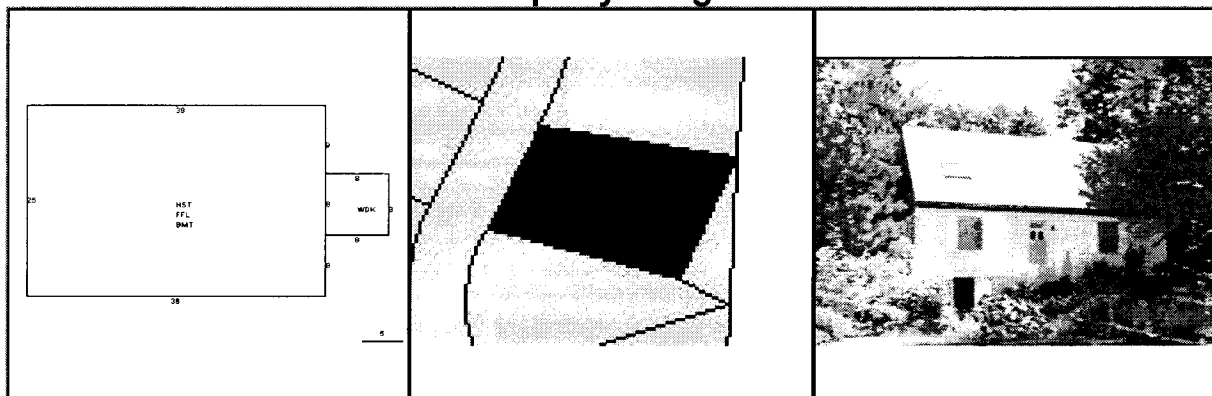
|                         |                            |                         |
|-------------------------|----------------------------|-------------------------|
| Building Style CAPE     | Foundation Type CONC BLOCK | Flooring Type HARDWOOD  |
| # of Living Units 1     | Frame Type WOOD            | Basement Floor N/A      |
| Year Built 1952         | Roof Structure GABLE       | Heating Type FORCED H/A |
| Building Grade AVERAGE  | Roof Cover ASPHALT SH      | Heating Fuel OIL        |
| Building Condition Poor | Siding WOOD SHING          | Air Conditioning 0%     |
| Finished Area (SF) 1615 | Interior Walls DRYWALL     | # of Bsmt Garages 1     |
| Number Rooms 5          | # of Bedrooms 2            | # of Full Baths 1       |
| # of 3/4 Baths 0        | # of 1/2 Baths 0           | # of Other Fixtures 0   |

### Legal Description

### Narrative Description of Property

This property contains 0.342 acres of land mainly classified as MUNICPL with a(n) CAPE style building, built about 1952 , having WOOD SHING exterior and ASPHALT SH roof cover, with 1 unit(s), 5 room(s), 2 bedroom(s), 1 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.

|     |     |
|-----|-----|
| 157 | 158 |
| 167 | 168 |
| 177 | 178 |
| 187 | 188 |
| 197 | 198 |
| 207 | 208 |
| 217 | 218 |
| 227 | 228 |
| 237 | 238 |
| 247 | 248 |
| 257 | 258 |
| 267 | 268 |
| 277 | 278 |
| 287 | 288 |
| 297 | 298 |
| 307 | 308 |
| 317 | 318 |
| 327 | 328 |
| 337 | 338 |
| 347 | 348 |
| 357 | 358 |
| 367 | 368 |
| 377 | 378 |
| 387 | 388 |
| 397 | 398 |
| 407 | 408 |
| 417 | 418 |
| 427 | 428 |
| 437 | 438 |
| 447 | 448 |
| 457 | 458 |
| 467 | 468 |
| 477 | 478 |
| 487 | 488 |
| 497 | 498 |
| 507 | 508 |

SCALE 1 INCH = 40 FEET



