

# Strategic Auction Alliance

NEW ENGLAND'S ASSET CONVERSION SPECIALISTS

City of Pittsfield Municipal Tax Title Assignment Auction  
 May 26, 2015 - 1:00 p.m.  
 Pittsfield City Hall 70 Allen St. Pittsfield, MA 01201

## Bidder Package (v1.2)

**Notice:** *The assignment of Tax Title assets is not the purchase of the real estate; rather it is the sale of the municipal receivable. All Tax Title assignments offered at this auction include the receivables being certified through fiscal year 2014.*

**MGL Legal advertising compliance-** To our potential bidders: Massachusetts General Law Chapter 60 section 52 relating to the assignment of Tax Titles to third parties specifies that the municipality is required to publish certain legal advertising. In compliance with this section of the law, the City of Pittsfield MA The Notice of assignment advertising was published in the Berkshire Eagle on 5-10-15 and was posted outside the City Clerk's office, Town Hall 70 Allen St. Pittsfield 01201 and Pittsfield's Public Library, "Berkshire Athenaeum" One Wendell Avenue Pittsfield, MA 01201 on 5-11-2015.

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# City of Pittsfield Municipal Tax Title Assignment Auction

May 26, 2015 - 1:00 p.m.

Pittsfield City Hall 70 Allen St. Pittsfield, MA 01201

## Terms and Conditions of Sale

**IMPORTANT NOTICE:** *This auction consists of tax title assignments only. The assignment of Tax Title assets is not the purchase of the real estate; rather it is the sale of the municipality's receivable position.*

1. **DEFINITIONS:** “Auctioneers” are the contractors for this sale and shall be interchangeable with Weitbrecht Auctioneers Inc. and The Strategic Auction Alliance throughout all documentation. “Bidders” are those perspective buyers agreeing with the terms of this sale and approved to bid through the registration process specified by these terms of sale. “Buyer(s)” shall be those confirmed to be successful bidders by the terms of this auction “Tax Title” is real estate taken by the municipality for back taxes of which the foreclosure of the right of redemption judgment has NOT been petitioned through land court. The assignment of Tax Title assets is not the purchase of the real estate, rather it is the sale of the municipal receivable position. Tax titles are subject to redemption by the owner of record or other parties with a vested financial interest.

2. **GENERAL TERMS:** All prospective buyers must agree to the specific terms of this auction sale and complete the bidder registration process as set forth by the terms herein. Prospective buyers will be approved to bid when they complete the registration process and furnish the auctioneers the required bidders deposit within the time specified. Onsite registration opens Tuesday May 26th at 12:00 noon. In all cases, the auctioneers reserve the right to reject any bidder registration that does not meet the required qualifying criteria.

3. **DOCUMENTATION:** All successful bidders will be required to surrender the specified deposit, and verify their contact information with on premise legal counsel for the preparation of State Tax Form 431 “Instrument of Assignment of Tax Title, and The Purchaser’s Statement – Pursuant to Ch 60 §47” immediately following the auction for *onsite bidders* and within 48 hours following the auction for *online bidders*. Failure to do so will initiate a default. In the event of said default the Auctioneers reserve the right to declare the defaulted bidders rights forfeited, may invoke Indemnity Provisions as described by this contract and may offer the asset to the backup bidder at their last bid. (See paragraph 17 & 18 herein). Please review these sample documents included within this kit. The terms of this auction are a legal contract between a buyer and the auctioneers, if you do not understand this document please consult with an attorney.

4. **MINIMUM BIDS: (Tax Titles)** By statute the minimum accepted opening bid for tax title assets is the total current liability due the municipality as of the date of the auction. This amount is published in the property information package related to each specific property. (Note interest will continue to accrue from auction date to settlement at 16% of the principal amount. Earnest deposits are not considered to be an offset of the sales price for interest calculation. Tax Title assignments must be settled for on or before the **14<sup>th</sup> day** following the auction or will be considered in default).

5. **VIEWING AND INSPECTION:** Buyers are urged to perform their own due diligence before bidding on any property. Property information data has been made available for your convenience. Tax Title properties will not be available for any type of onsite inspection before or after the auction as these properties are deeded to the owners of record and any visit to the property may be considered trespassing.

6. **EARNEST DEPOSITS:** The earnest deposit of \$15000.00 is to be furnished to the auctioneers from all bidders to make them eligible to bid at this auction. All winning bidders agree that their earnest deposits of will be turned over by the auctioneers to the municipality as down payments and will be deposited with in a non interest bearing account with any balance due or overage to be paid upon closing. All unsuccessful bidder deposits will be returned. Official bank checks must be made payable to: “The City of Pittsfield OR Yourself” (both parties connected by the word “or”).

7. **BIDDER REGISTRATION: (Onsite bidders):** All onsite bidders are required to register and provide suitable I.D. prior to the auction. The auctioneers reserve the right to decline bidders from registration at the discretion of its representatives. Bidder registration will begin approximately 60 minutes before the auction. Please arrive early to avoid delay. All deposits must be in the form of Cash or Official Bank check or advance wire transfer to the auctioneers accounts only. Bank checks must be made payable to: "The City of Pittsfield OR Yourself" **(both parties connected by the word "or")**. All bidders must produce a valid photo driver's license or other government photo identification to qualify for registration and to participate in the bidding process. If a bidder registers under the name of an INC. or any other business entity, the bidder will be required to present at the time of registration a corporate resolution authorizing that individual to bid on the behalf of said entity. Acceptance of this authorization shall be at the sole discretion of the auctioneers.

All onsite bidders must register to receive a bidder's number in order to bid on any property. The auctioneers will recognize bids offered by the display of the numbered bid paddle only. Successful Tax Title buyers will be required verify their contact information for preparation of documents as specified in paragraph 3 before leaving the premises of the auction site.

**(Online Bidding):** Participation in this auction remotely via internet online remote real time simulcast bidding or online absentee bidding, will be subject to the same terms as the onsite bidders except for the following provisions: Your completed registration must be submitted on line to the auctioneers no later than Tuesday May 19th, 3 p.m. for approval review. Once approved the appropriate deposit must be furnished to the auctioneers no later than May 21st, 3p.m. (This deposit may be presented via overnight carrier or by wire transfer where fees may apply). The absentee bidding platform will begin closing Sunday May 24th, at 11 a.m. High position absentee bids will be administered by proxy in competition with our live onsite our live simulcast platform bidders. The simulcast platform will be open for viewing 30 minutes prior the live event. At such time any online bidder is confirmed a successful bidder, that bidder will be notified via email and followed up via telephone. That bidder must then perform settlement by appointment with the City of Pittsfield within 14 days of the auction to execute the required documents as specified in paragraph 3. This procedure must be performed in person by cash or bank check at Pittsfield City Hall. Online bidders are required to be reasonably available via telephone for communications involved with this process. Failure to perform specifically with these terms will result in a default the forfeiture of your earnest funds. (See paragraph 17 & 18 herein). Visit the online bidding tabs upon our website [www.SAbids.com](http://www.SAbids.com) for instructions regarding the live online remote real time simulcast or absentee bidding platform. All absentee bids will be executed by the auctioneers' specified increment by proxy. We invite any questions that you may have regarding the online bidding process. Please call 877-426-8175 for pre-auction technical support.

8. **CLOSING DATE:** By MGL statute, settlement is to occur within 14 days of the auction for all tax title assignments.

9. **CLOSING COSTS:** The Successful Bidder agrees to pay for all their closing costs permitted under state law. This includes your attorney's fees, courier fees, (if any) and any applicable recording fees.

10. **CLOSING DOCUMENTS:** Upon full payment of the bid price and accruing interest between auction date and date of settlement the Treasurer shall execute an "Instrument of Assignment of Tax Title" (State Tax Form 431) pursuant to M. G. L. Chapter 60, §52 and The Purchaser's Statement – Pursuant to Ch 60 §47 for each parcel. (Note to Tax Title winning bidders: By Statute, this instrument must be recorded within 60 days of execution).

11. **CONTINGENCIES:** All assignments are made without any contingencies including those for financing, any type of property inspection, title search or property condition as of date of settlement. All successful buyers will be expected to close as specified by these terms of sale. If a buyer requires financing it is strongly recommended that prospective Buyers investigate available financing prior to the auction.

12. **REPRESENTATIONS AND WARRANTIES:** All assets securing these tax titles are being sold "As-Is, Where-Is" and "With All Faults" as of the *Closing Date*. Neither the Seller, the Auctioneers or their contractors, attorneys, officers or directors ("Agents") makes any representations or warranties with respect to the physical condition of any of the land or any improvement thereon, the Property's fitness for any particular purpose, the Property's merchantability, or any other warranty, express or implied. No representations or warranties are made with respect to the subject premises, as same address zoning, site plan approval or other federal, state or local laws. Any maps, plats, surveys, site plans, subdivision maps or the like that have been supplied by seller and auctioneer make no representation, warranties or guarantees with respect to locations, dimensions, tract sizes, suitability for use, or subsurface conditions. The Seller and Auctioneers, specifically disclaim any warranty, guaranty, or representation, oral or written, past or present, express or implied concerning the Properties securing these tax titles. Bidders are expected to undertake their own independent physical inspection of any Property prior to bidding. We make no representation as to the underlying collateral value or overall return on investment, if any, for any asset offered at this auction. We strongly advise you to do sufficient due diligence to make an informed decision for yourself before engaging in the acquisition of any Municipal tax asset.

13. **DISSEMINATION OF INFORMATION**: All information distributed to a Bidder and all other materials or information (including any oral agreements or representations) shall be subject to and superseded by the terms of the sale, the buyer registration documents and all other contract documents which shall constitute the entire agreement between the parties as specified by the Terms & Conditions of this Auction Sale. Contact the auctioneers for a copy of the required contract documents prior to auction for review.

14. **INTERPRETATION**: Interpretation of this agreement shall be consistent with the "Instrument of Assignment of Tax Title", it being the stated intent that this document, the "Instrument of Assignment of Tax Title" are to be read as integrated documents conferring the same rights and obligations.

15. **BUYER'S PREMIUM**: No Buyers Premium or auctioneers buyers commission applies to these assets. The buyer pays the bid price and accruing interest between auction date and date of settlement.

16. **LICENSED BROKER PARTICIPATION**: Cooperative sales commissions are NOT offered to any party on any sale of any asset involved with this auction.

17. **DEFAULT**: If failure to comply with these Terms & Conditions of Auction Sale or the "Memorandum of Sale" and all other contract documents, or closing is delayed by actions or lack of actions on the part of the Successful Bidder, default will be declared and all Earnest Money will be retained by the municipality as liquidated damages, representing the negotiated and fair measure of damages, not to be construed as a penalty and this shall not be seller's sole and exclusive remedy at law or equity.

18. **INDEMNITY PROVISIONS**: By execution of this agreement, bidders agree to bear responsibility for any charges, claims or expenses incurred by reason of any violation, breach or default in respect to these terms and conditions, including, reasonable attorney's fees, court costs, the cost of re-sale, and remarketing costs. The foregoing remedies are not exclusive.

19. **CLIENT REPRESENTATION**: By execution of this agreement the bidder acknowledges the auctioneers represent the seller only.

20. **DETERMINATION OF DISPUTE**: In the case of disputed bids the auctioneers shall have the right to exercise their discretion in determining the resolution of claims, and such decision is final. Such decision shall not be the subject of any post-auction claims. No transfer shall be recognized from one buyer to another buyer. In the event a dispute should arise after the auction the auctioneers' records shall be conclusive.

21. **GENERAL PROVISIONS**: This agreement shall not be interpreted or construed in a manner which creates a negative inference based upon the fact that the auctioneers prepared the agreement. Facsimile and digital signatures shall be considered binding. In case any section, clause, sentence, paragraph or part of this contract shall for any reason be judged by any court of competent or final jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this contract, but shall be confined in its operation to the section, clause, sentence, paragraph or part thereof directly involved in the controversy in which said judgment shall have been rendered. Further, this contract shall be subject to and interpreted by the laws of the Commonwealth of Massachusetts.

22. **ALTERNATE BIDDING METHODS**: The auctioneers reserve the right to receive and administer telephone, proxy, absentee, or any other technical means of bid submission in conjunction with the live auction event and to bid on the behalf of any buyer or seller. All bidders agree that there will be no recourse in any technical failure or inability to participate in this event electronically.

23. **PERFORMANCE**: Time is of the essence as to all terms of this contract.

24. **ADDITIONS TO TERMS OF SALE**: Any addendum to these Terms and Conditions delivered verbally or in writing at the opening of the auction become incorporated into this contract and become components of the whole. Any party entering into the bidding process after the delivery of said addendums accepts these additional or prevailing terms.

# Strategic Auction Alliance

NEW ENGLAND'S ASSET CONVERSION SPECIALISTS

Municipal Tax Title Assignment Auction

May 26, 2015 - 1:00 p.m.

Pittsfield City Hall 70 Allen St. Pittsfield, MA 01201

## Bidders Registration Form

I / we will fund my required \$15,000 bidders' deposit: (check only ONE appropriate box)

- By Cash
- By Bank Check
- By Wire Transfer. (Transfer fees apply)

I / we hereby have read, understand and hereby agree to the specific terms and conditions of this auction and agree by participating in this auction I hereby agree to these terms.

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Printed Name(s)	Address	City	State	Zip	Best Phone	Signature
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Printed Name(s)	Address	City	State	Zip	Best Phone	Signature
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Email Address \_\_\_\_\_ @ \_\_\_\_\_

**Notice: any incomplete or illegible registration forms will be rejected.**

**Online Bidders: Fax this completed document to 877-338-2325 for review and registration approval. You will be furnished log on credentials after approval and funding of required earnest deposit.**



877-426-8175 | 22 River Street Braintree, MA 02184  
www.StrategicAuctionAlliance.com | info@sabids.com

## Media Recording Release

All auction attendees are hereby made aware that this public auction event is being video and audio broadcast over the internet do give consent and agree by their attendance at this auction that Strategic Auction Alliance, its employees, or agents have the right to take photographs, videotape, or digital recordings of any or all attendees while they are present at this sales event and to use these files in any and all media, now or hereafter known, exclusively for the purpose of permanent record of the event and/or commercial company promotion. All attendees further consent that their names and identity may be revealed therein or by descriptive text or commentary.

All attendees hereby release to Strategic Auction Alliance, its agents, and employees all rights to exhibit this work in print and electronic form publicly or privately and to market and sell copies. All attendees waive any rights, claims, or interest that they may have to control the use of their identity or likeness in whatever media used.

It is understood that there will be no financial or other remuneration for recording attendees, either for initial or subsequent transmission or playback.

It is also understood that Strategic Auction Alliance is not responsible for any expense or liability incurred as a result of any attendee's participation in this recording, including medical expenses due to any sickness or injury incurred as a result.

All attendees represent that they are at least 18 years of age, have read and understand the foregoing statement, and are competent to execute this agreement and consent to its terms evidenced by their attendance at this auction whether they are a registered bidder or not.

LOCATION:  
BOOK/PAGE:  
PARCEL ID:

CITY OF PITTSFIELD MA

Chapter 60 §52 Assignment Sale

MAY \_\_\_\_\_, 2015

PURCHASER'S STATEMENT – PURSUANT TO CH 60 §47

RESIDENT - PITTSFIELD

Name:

Address:

City/State/Zip:

Telephone Number:

Signature: \_\_\_\_\_

---

NON-RESIDENT

Name:

Address:

City/State/Zip:

Telephone Number:

Signature: \_\_\_\_\_

AGENT AUTHORIZED TO RELEASE LAND

Name:

Telephone Number:

This statement must be filed with the City Treasurer and with the Middle Berkshire District Registry of Deeds

**This instrument must be filed for record or registration within 60 days from its date**

State Tax Form 431  
Revised 5/2004

COMMONWEALTH OF MASSACHUSETTS

G.L. Ch. 60 §52

\_\_\_\_\_  
Name of city or town  
Office of the Treasurer

**Instrument of Assignment of Tax Title**

I, \_\_\_\_\_, treasurer of the (town/city) of \_\_\_\_\_, hereby assign to \_\_\_\_\_ of \_\_\_\_\_, the tax title securing the taxes (Name of Assignee) (Number, Street, City or Town, and State) and charges on the parcel described below, which tax title was created by an (instrument of taking/collector's deed) dated \_\_\_\_\_ and filed for record/registration on \_\_\_\_\_, \_\_\_\_\_ with the Registry of Deeds, Book \_\_\_\_\_, Page \_\_\_\_\_, Document No. \_\_\_\_\_, Certificate of Title No. \_\_\_\_\_.

This assignment is for the amount of the winning bid at an auction held on \_\_\_\_\_, \_\_\_\_\_, plus interest accruing since the date of the auction. The total is \$ \_\_\_\_\_, consisting of the principal amount of \$ \_\_\_\_\_, accrued interest to the date of the auction of \$ \_\_\_\_\_, accrued interest since the date of the auction of \$ \_\_\_\_\_ and premium of \$ \_\_\_\_\_, the receipt of which sums is hereby acknowledged. The principal amount and the accrued interest to the date of auction together represent the sum for which the property could have been redeemed on the auction date.

**DESCRIPTION OF PROPERTY**

(The description must agree with the description in the collector's deed or instrument of taking. For registered land, the certificate of title number must be given.)

On \_\_\_\_\_ notice of the intended assignment was sent to the owner(s) of record as follows:

_____	_____
(Owner's Name)	(Mailing Address)
_____	_____
(Owner's Name)	(Mailing Address)
_____	_____
(Owner's Name)	(Mailing Address)

Notice was also given by publication in the \_\_\_\_\_ on \_\_\_\_\_, and was (Name of Newspaper) (Publication Date) posted at \_\_\_\_\_ and at \_\_\_\_\_ on \_\_\_\_\_. (Place of Public Posting) (Place of Public Posting) (Posting Date)

An extension of time within which foreclosure proceedings may not be instituted was granted on \_\_\_\_\_, to \_\_\_\_\_. (If no extension granted, so state.) \_\_\_\_\_.

Executed as a sealed instrument on \_\_\_\_\_, \_\_\_\_\_ Treasurer

**THE COMMONWEALTH OF MASSACHUSETTS**

ss. \_\_\_\_\_ Date

On this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, the undersigned notary public, personally appeared \_\_\_\_\_, as Treasurer for the city/town of \_\_\_\_\_, proved to me through satisfactory evidence of identification, which were \_\_\_\_\_, to be the person whose name is signed on the preceding document in my presence, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

My commission expires \_\_\_\_\_ Notary Public



## City of Pittsfield Municipal Tax Title Assignment Auction May 26, 2015 Inventory

(Current as of 4-25-15)

Please note that Tax Title assets are subject to withdrawal from the auction for any reason including pre-auction redemption. The inventory as presented upon our website is adjusted in real time to reflect the actual current inventory, while printed materials will not be republished to annotate ongoing inventory changes.

For more complete inventory details download the up to date inventory in excel format from our website <http://strategicauctionalliance.com/bidder-package-download-pittsfield-2015/>

AUCTION ITEM NUMBER	LOCATION	DESCRIPTION	MINIMUM BID	LOT SIZE	PRINCIPAL DUE	INTEREST DUE	PER DIEM	ASSESSED	DEED BOOK/PAGE
1	44 S John St	Multi Family	\$1,162.67	8712 SF	\$788.39	\$374.28	\$0.35	\$113,100.00	3786/135
2	63 Fairfield Street	Single Family	\$1,697.75	6000 SF	\$1,293.47	\$404.28	\$0.57	\$125,500.00	1390/354
3	31 Eric Drive	Single Family	\$3,310.89	13500 SF	\$2,900.24	\$410.65	\$1.27	\$196,300.00	1307/502
4	36 Alpine Trail #9	Single Family	\$7,128.06	CONDO	\$5,890.35	\$1,237.71	\$2.58	\$386,100.00	3515/44
5	32 King Street	Single Family	\$2,173.55	12342 SF	\$1,806.51	\$367.04	\$0.79	\$115,500.00	1241/117
6	40 Louise St	Single Family	\$2,023.20	5000 SF	\$1,612.59	\$410.61	\$0.71	\$106,800.00	1995/22
7	9 S Atlantic St	Commercial	\$11,094.24	1.04 AC	\$9,627.21	\$1,467.03	\$4.22	\$520,900.00	4496/293
8	622 Hancock Road	Single Family	\$5,684.31	2.48 AC	\$4,934.05	\$750.26	\$2.17	\$247,200.00	4549/196
9	204 Springside Ave	Multi Family	\$4,165.91	10143 SF	\$3,504.36	\$661.55	\$1.54	\$141,200.00	0772/129TE
10	Hungerford St	Vacant Land	\$1,338.49	8583 SF	\$1,056.17	\$282.32	\$0.46	\$43,700.00	3505/271JT
11	163 Woodlawn Ave	Single Family	\$3,311.26	8712 SF	\$2,798.85	\$512.41	\$1.22	\$102,700.00	0656/259TE
12	64 Backman Ave	Single Family	\$5,058.62	12220 SF	\$4,217.78	\$840.84	\$1.85	\$151,300.00	4766-161
13	73 Deborah Ave	Single Family	\$5,945.12	11200 SF	\$4,463.65	\$1,481.47	\$1.95	\$176,900.00	1468/165TE
14	87 Gamwell Ave	Single Family	\$4,741.33	8640 SF	\$3,920.87	\$820.46	\$1.72	\$129,900.00	1343/14TE

15	497 Gale Ave	Single Family	\$2,930.53	1.61 AC	\$2,376.68	\$553.85	\$1.04	\$74,800.00	4524/145
16	112 Madison Ave & 150	Multi Family	\$4,944.22	6204 SF	\$4,166.09	\$778.13	\$1.83	\$125,900.00	1581/170
17	Gale Ave	Vacant Land	\$2,973.36	1.79 AC	\$2,411.32	\$562.04	\$1.06	\$75,700.00	4524/145
18	44 Cherry Street	Multi Family	\$1,260.70	4323 SF	\$1,034.78	\$225.92	\$0.46	\$31,300.00	3152/228
19	14 Maple Street	Multi Family	\$2,771.30	3654 SF	\$2,295.10	\$476.20	\$1.01	\$67,400.00	1822/182JT
20	23 S John St	Commercial	\$8,008.94	15044 SF	\$6,524.45	\$1,484.49	\$2.86	\$185,600.00	3810/118
21	481 West Street	Single Family	\$3,999.59	21780 SF	\$3,258.28	\$741.31	\$1.43	\$91,800.00	2135/48
22	247 Robbins Ave	Single Family	\$5,230.35	7451 SF	\$4,300.45	\$929.90	\$1.88	\$119,500.00	1009/866TE
23	6 Lowden Street	Single Family	\$5,889.59	6800 SF	\$4,816.96	\$1,072.63	\$2.12	\$130,800.00	4346/68
24	59 Howe Road	Single Family	\$8,451.36	13548 SF	\$6,918.47	\$1,532.89	\$3.03	\$178,000.00	4591/333
25	563 East Street	Commercial	\$10,190.88	12848 SF	\$8,536.52	\$1,654.36	\$3.74	\$199,100.00	3934/171
26	300 Pecks Road	Single Family	\$5,770.07	21850 SF	\$4,660.29	\$1,109.78	\$2.04	\$112,300.00	0532/588TE
27	182 S Mountain Rd	Single Family	\$16,375.07	35293 SF	\$13,012.51	\$3,362.56	\$5.70	\$317,900.00	3874/57
28	768 East Street	Commercial	\$5,100.69	6600 SF	\$4,169.03	\$931.66	\$1.83	\$98,800.00	3765/346
29	25 Westchester Ave	Single Family	\$5,471.90	6250 SF	\$4,419.22	\$1,052.68	\$1.94	\$105,000.00	0764/142TE
30	Bromback Street	Residential	\$1,277.46	7000 SF	\$984.48	\$292.98	\$0.44	\$24,500.00	4458/15TE
31	Elmer Ave	Vacant Land	\$2,833.23	17000 SF	\$2,284.98	\$548.25	\$1.00	\$52,500.00	4560/243
32	26 Melrose Ave	Single Family	\$6,674.23	10000SF	\$5,417.88	\$1,256.35	\$2.38	\$122,600.00	4988/52
33	14 Parker St	Single Family	\$4,999.48	9075 SF	\$4,001.54	\$997.94	\$1.75	\$89,700.00	1564/685JT
34	75 Maplewood Ave	Multi Family	\$7,214.09	7208 SF	\$5,591.01	\$1,623.08	\$2.45	\$128,900.00	3266/67TC
35	233 Second St	Multi Family	\$5,734.63	5842 SF	\$4,465.65	\$1,268.98	\$1.96	\$99,600.00	4251/97JT
36	243 Robbins Ave	Single Family	\$3,987.97	3090 SF	\$3,154.92	\$833.05	\$1.38	\$68,400.00	4446/347
37	156 Elizabeth Street	Multi Family	\$6,239.50	4356 SF	\$5,073.69	\$1,165.81	\$2.22	\$106,300.00	1397/457
38	611 Fenn Street	Single Family	\$4,472.46	6444 SF	\$3,460.96	\$1,011.50	\$1.51	\$75,000.00	965/78
39	171 Holmes Road	Single Family	\$15,655.35	15748 SF	\$15,603.07	\$52.28	\$0.07	\$261,200.00	1503/969
40	990 Williams St	Single Family	\$12,574.99	23157 SF	\$9,785.88	\$2,789.11	\$4.30	\$208,900.00	4465/303TE
41	301 Fenn Street	Multi Family	\$17,627.08	10074 SF	\$14,096.25	\$3,530.83	\$6.17	\$292,300.00	3766/1
42	Grand Ave	Vacant Land	\$3,146.72	15000 SF	\$2,477.46	\$669.26	\$1.08	\$51,800.00	544/347
43	247 Dalton Ave	Single Family	\$6,207.74	8824 SF	\$5,014.27	\$1,193.47	\$2.19	\$101,300.00	1018/780
44	195 Lenox Ave	Single Family	\$4,685.34	2328 SF	\$3,723.38	\$961.96	\$1.64	\$74,200.00	0970/518
45	588 Fenn Street	Multi Family	\$4,849.30	2882 SF	\$3,840.39	\$1,008.91	\$1.68	\$76,500.00	4998/75

46	636 W Housatonic Street	Commercial	\$6,951.00	20656 SF	\$5,769.92	\$1,181.08	\$2.53	\$103,100.00	1194/39TE
47	444 Merrill Road	Commercial	\$29,226.66	1.1 AC	\$24,141.97	\$5,084.69	\$10.58	\$402,000.00	4754/337
48	699 Dalton Ave	Commercial	\$30,763.06	1.3 AC	\$25,412.00	\$5,351.06	\$11.14	\$422,000.00	1603/354
49	35 Westwood Road	Single Family	\$9,269.83	7280 SF	\$7,149.50	\$2,120.33	\$3.13	\$126,000.00	1349/1122
50	86 John Street	Single Family	\$5,321.79	9000 SF	\$4,164.15	\$1,157.64	\$1.82	\$71,600.00	0864/149
51	S Mountain Rd	Vacant Land	\$7,158.19	5.7 AC	\$5,424.82	\$1,733.37	\$2.38	\$94,900.00	0719/335
52	1185 West Street	Single Family	\$13,187.27	1.04 AC	\$10,045.37	\$3,141.90	\$4.40	\$173,200.00	3597/290TC
53	Industrial Dr	Vacant Land	\$5,159.40	12 AC	\$4,268.76	\$890.64	\$1.88	\$66,500.00	3838/197
54	37 Gordon Street	Multi Family	\$9,964.99	6000 SF	\$7,678.36	\$2,286.63	\$3.36	\$127,800.00	0601/335TE
55	124 Danforth Ave	Single Family	\$8,829.99	13068 SF	\$6,699.16	\$2,130.83	\$2.93	\$110,300.00	1935/13
56	132 Longview Ter	Single Family	\$10,586.79	12900 SF	\$8,070.34	\$2,516.45	\$3.54	\$130,600.00	1497/298JT
57	34 Hungerford Street	Single Family	\$6,912.05	7627 SF	\$5,334.75	\$1,577.30	\$2.34	\$83,000.00	0986/652
58	Vivian Ave	Vacant Land	\$4,535.01	23250 SF	\$3,435.53	\$1,099.48	\$1.51	\$54,600.00	0564/253TE
59	Vivian Ave	Vacant Land	\$4,418.99	18450 SF	\$3,347.32	\$1,071.67	\$1.47	\$53,000.00	0564/253TE
60	Vivian Ave	Vacant Land	\$4,353.74	15960 SF	\$3,297.71	\$1,056.03	\$1.45	\$52,100.00	0564/253TE
61	11 Livingston Ave	Single Family	\$7,847.85	3332 SF	\$5,662.33	\$2,185.52	\$2.48	\$93,100.00	0872/275TE
62	300 Tyler Street	Commercial	\$13,914.84	7692 SF	\$11,357.70	\$2,557.14	\$4.98	\$164,700.00	3878/169
63	80 Industrial Dr	Commercial	\$34,602.18	2.66 AC	\$28,252.56	\$6,349.62	\$12.39	\$405,300.00	3495/45
64	428 Dalton Ave	Single Family	\$12,018.47	8400 SF	\$9,076.55	\$2,941.92	\$3.98	\$140,000.00	4068/153
65	54 King Street	Multi Family	\$10,798.58	8804 SF	\$8,536.72	\$2,261.86	\$3.74	\$125,700.00	1855/53TE
66	95 Davis Street	Single Family	\$11,839.62	26220 SF	\$8,981.57	\$2,858.05	\$3.94	\$137,500.00	1024/438TE
67	75 Wendell Ave	Commercial	\$24,968.94	16371 SF	\$20,166.68	\$4,802.26	\$8.84	\$285,700.00	3102/219
68	54 Mervyn Street	Single Family	\$10,409.99	20960 SF	\$7,892.80	\$2,517.19	\$3.45	\$118,100.00	1655/900
69	30 S Onota St	Multi Family	\$11,967.41	7920 SF	\$9,140.88	\$2,826.53	\$4.01	\$133,700.00	1999/153
70	56 Bartlett Ave	Single Family	\$21,964.56	7920 SF	\$17,819.74	\$4,144.82	\$7.81	\$242,500.00	4328/206
71	90 Brighton Ave	Single Family	\$11,523.12	11352 SF	\$8,744.83	\$2,778.29	\$3.84	\$125,800.00	1577/298
72	30 Alcove Street	Multi Family	\$11,642.77	22610 SF	\$8,938.00	\$2,704.77	\$3.92	\$121,500.00	4575-99
73	Springside Ave	Vacant Land	\$3,756.56	13068 SF	\$2,840.28	\$916.28	\$1.24	\$39,100.00	4249/46
74	108 McArthur Street	Single Family	\$9,347.14	8712 SF	\$6,798.93	\$2,548.21	\$2.98	\$97,100.00	1092/554
75	366 MerrillRoad	Commercial	\$34,113.20	30624 SF	\$27,590.07	\$6,523.13	\$12.09	\$337,500.00	0800/348
76	162 Gale Ave	Commercial	\$13,874.42	20210 SF	\$11,177.62	\$2,696.80	\$4.90	\$133,300.00	1521/575JT

77	278 Onota Street	Commercial	\$14,005.06	8717 SF	\$11,454.02	\$2,551.04	\$5.02	\$131,500.00	4949/256LE
78	29 E Mill Street	Multi Family	\$9,085.39	3780 SF	\$6,886.00	\$2,199.39	\$3.02	\$85,300.00	3506/165
79	15 Sunset St	Single Family	\$7,904.03	4240 SF	\$5,938.30	\$1,965.73	\$2.60	\$73,900.00	4303/42TC
80	23 E Mill Street	Multi Family	\$12,518.41	8790 SF	\$9,498.94	\$3,019.47	\$4.17	\$115,900.00	3506/165
81	19 Sunset St	Single Family	\$7,915.13	13000 SF	\$5,945.83	\$1,969.30	\$2.61	\$72,500.00	4303/42TC
82	69 Dexter Street	Single Family	\$12,433.44	5000 SF	\$9,183.08	\$3,250.36	\$4.02	\$113,400.00	5167/94
83	87 King Street	Single Family	\$10,801.31	8400 SF	\$8,018.13	\$2,783.18	\$3.51	\$97,700.00	3953/303
84	27 Kirkwood Dr	Single Family	\$7,949.76	5625 SF	\$5,872.55	\$2,077.21	\$2.57	\$71,500.00	1399/962
85	15 Bartlett Ave	Multi Family	\$23,979.96	10472 SF	\$16,910.18	\$7,069.78	\$7.41	\$213,500.00	2736-7
86	29 Kirkwood Dr	Single Family	\$8,110.81	5625 SF	\$6,023.46	\$2,087.35	\$2.65	\$71,000.00	1399/962
87	16 Gifford Street	Single Family	\$8,295.05	11088 SF	\$6,297.84	\$1,997.21	\$2.76	\$72,100.00	4477/56
88	14 S Church St	Multi Family	\$12,894.93	8510 SF	\$9,763.14	\$3,131.79	\$4.28	\$111,100.00	0773/4TE
89	45 Richmond Ave	Single Family	\$8,088.16	6350 SF	\$6,134.70	\$1,953.46	\$2.69	\$69,500.00	0532/306TE
90	224 Francis Ave	Multi Family	\$5,729.27	3417 SF	\$4,268.79	\$1,460.48	\$1.88	\$48,900.00	4043/344
91	Stevens St	Vacant Land	\$202.73	15000 SF	\$154.45	\$48.28	\$0.07	\$1,700.00	2798/28JT
92	1055 North Street	Single Family	\$14,044.59	8840 SF	\$10,089.50	\$3,955.09	\$4.42	\$117,300.00	1479/934TE
93	East Street	Commercial	\$13,069.97	17050 SF	\$10,222.40	\$2,847.57	\$4.48	\$105,930.00	3766/9
94	135 Lincoln Street	Multi Family	\$6,354.59	3963 SF	\$4,478.89	\$1,875.70	\$1.96	\$50,700.00	1591/806
95	242 Waconah Street	Multi Family	\$11,218.86	13108 SF	\$8,400.09	\$2,818.77	\$3.69	\$86,200.00	4127/40JT
96	17 Linden Street	Commercial	\$19,899.11	13613 SF	\$15,236.78	\$4,662.33	\$6.68	\$152,700.00	1345/663
97	305 Onota Street	Single Family	\$12,638.53	5778 SF	\$8,999.64	\$3,638.89	\$3.94	\$96,400.00	4148/289
98	531 Dalton Ave	Commercial	\$34,708.95	20000 SF	\$26,871.19	\$7,837.76	\$11.78	\$263,300.00	3174/147
99	South St	Vacant Land	\$980.10	0.96 AC	\$813.00	\$167.10	\$0.36	\$7,200.00	3838/197
100	11 Spadina Pkwy	Single Family	\$36,463.25	12512 SF	\$25,102.82	\$11,360.43	\$11.00	\$263,600.00	4305/194
101	56 John Street	Multi Family	\$6,549.89	10400 SF	\$5,225.08	\$1,324.81	\$2.29	\$47,000.00	5297/63
102	121 Edward Ave	Single Family	\$18,835.19	6600 SF	\$13,154.27	\$5,680.92	\$5.78	\$132,200.00	2672/334TE
103	16 King Street	Single Family	\$15,323.46	14520 SF	\$10,775.02	\$4,548.44	\$4.73	\$107,000.00	3672/178TE
104	321 Lebanon Ave	Single Family	\$27,728.45	1 AC	\$18,368.21	\$9,360.24	\$8.06	\$193,100.00	2857/183
105	6 Winn Ave	Single Family	\$13,278.34	8440 SF	\$9,018.32	\$4,260.02	\$3.95	\$91,000.00	2334/70
106	40 Cherry Street	Multi Family	\$16,457.81	3300 SF	\$11,606.87	\$4,850.94	\$5.08	\$106,200.00	3220/304
107	50 Hillcrest Ave	Multi Family	\$34,132.29	18630 SF	\$23,796.13	\$10,336.16	\$10.43	\$217,000.00	4228/113

108	243 W Housatonic Street	Commercial	\$29,068.13	17168 SF	\$21,904.76	\$7,163.37	\$9.60	\$181,500.00	3799/61
109	286 Linden Street	Single Family	\$13,069.27	6798 SF	\$9,099.11	\$3,970.16	\$3.99	\$80,100.00	4139/287JT
110	32 S Carolina Ave	Single Family	\$17,248.18	6820 SF	\$11,474.69	\$5,773.49	\$5.03	\$105,200.00	3277/332
111	9 Brown Street	Multi Family	\$19,003.03	11226 SF	\$13,262.91	\$5,740.12	\$5.82	\$115,300.00	4043/82
112	66 Division Street	Multi Family	\$22,000.84	3658 SF	\$13,517.74	\$8,483.10	\$5.93	\$127,200.00	0919/25
113	919 West Street	Single Family	\$32,085.89	40000 SF	\$21,046.91	\$11,038.98	\$9.23	\$185,200.00	1712/1108
114	41 Cherry Street	Multi Family	\$20,244.72	4643 SF	\$14,148.43	\$6,096.29	\$6.21	\$108,400.00	3220/304
115	154 Elizabeth Street	Multi Family	\$18,235.24	4356 SF	\$11,847.86	\$6,387.38	\$5.20	\$94,800.00	1397/469
116	129 Lincoln Street	Commercial	\$38,488.85	8316 SF	\$26,934.34	\$11,554.51	\$11.81	\$196,500.00	4043/91
117	68 Dalton Ave	Commercial	\$48,853.30	6720 SF	\$38,980.17	\$9,873.13	\$17.09	\$243,300.00	0942/826
118	87 Fort Hill Ave	Single Family	\$30,980.87	18000 SF	\$18,802.33	\$12,178.54	\$8.24	\$151,200.00	0626/237
119	109 Lincoln Street	Multi Family	\$32,940.19	8316 SF	\$23,124.77	\$9,815.42	\$10.14	\$158,800.00	4043/88
120	11 Goodrich Street	Multi Family	\$10,852.05	3531 SF	\$6,947.85	\$3,904.20	\$3.04	\$50,500.00	5207/291
121	W Housatonic Street	Vacant Land	\$9,644.88	9005 SF	\$5,749.74	\$3,895.14	\$2.51	\$44,100.00	2019/183
122	85 Circular Ave	Multi Family	\$21,898.36	3800 SF	\$14,118.19	\$7,780.17	\$6.18	\$96,700.00	1492/894
123	S John St Rear	Vacant Land	\$317.95	12342 SF	\$228.87	\$89.08	\$0.11	\$1,400.00	3786/135
124	43 John Street	Multi Family	\$40,672.87	8760 SF	\$19,734.28	\$20,938.59	\$8.64	\$173,200.00	1155/807
125	Dalton Ave	Vacant Land	\$7,607.29	9200 SF	\$5,614.45	\$1,992.84	\$2.47	\$32,200.00	0934/207
126	7 Maple Street	Commercial	\$31,486.67	8316 SF	\$22,096.49	\$9,390.18	\$9.69	\$130,700.00	2643/201
127	Hancock Road	Vacant Land	\$18,642.32	14.3 AC	\$10,909.03	\$7,733.29	\$4.79	\$77,100.00	0932/472JT
128	261 Highland Ave	Single Family	\$30,488.15	15775 SF	\$18,591.07	\$11,897.08	\$8.14	\$125,600.00	0835/526
129	900 South St	Single Family	\$42,430.80	4.33 AC	\$25,006.43	\$17,424.37	\$10.95	\$174,300.00	0544/329TE
130	341 Lenox Ave	Vacant Land	\$14,904.39	7525 SF	\$9,043.82	\$5,860.57	\$3.96	\$59,100.00	1151/850JT
131	55 Santa Maria St Rear	Commercial	\$32,471.59	6.2 AC	\$26,000.74	\$6,470.85	\$8.99	\$127,900.00	1505/550
132	6 Marlboro Drive	Single Family	\$38,699.79	4674 SF	\$23,172.58	\$15,527.21	\$10.16	\$151,700.00	1643/142
133	123 Lincoln Street	Multi Family	\$29,456.62	8184 SF	\$20,647.04	\$8,809.58	\$9.05	\$111,400.00	4043/91
134	1685 W Housatonic St.	Commercial	\$186,693.14	10.25 AC	\$129,722.69	\$56,970.45	\$56.87	\$688,530.00	1047/643
135	70 Elmvale Pl	Commercial	\$37,925.07	4.2 AC	\$26,245.05	\$11,680.02	\$11.51	\$138,400.00	1653/803
136	94 Stanton Ave	Single Family	\$28,731.23	13200 SF	\$16,333.12	\$12,398.11	\$7.17	\$104,100.00	0907/476TE
137	740 Crane Ave	Commercial	\$48,854.55	43560 SF	\$36,453.36	\$12,401.19	\$15.99	\$159,900.00	1140/967
138	North St	Vacant Land	\$281.22	7656 SF	\$200.98	\$80.24	\$0.08	\$900.00	1832/244TE

139	35 Circular Ave	Multi Family	\$36,230.45	8690 SF	\$18,323.95	\$17,906.50	\$8.05	\$107,300.00	0875/272TE
140	90 Turner Ave	Single Family	\$25,840.28	6600 SF	\$14,929.52	\$10,910.76	\$6.54	\$76,300.00	1705/1098JT
141	Stanley Ave	Vacant Land	\$203.56	5100 SF	\$158.25	\$45.31	\$0.07	\$600.00	4273/289
142	52 Cherry Street	Multi Family	\$28,414.85	8316 SF	\$19,319.81	\$9,095.04	\$8.47	\$81,900.00	2643/201
143	101 Dalton Ave	Commercial	\$82,078.65	9288 SF	\$50,639.08	\$31,439.57	\$22.20	\$233,100.00	1684/527
144	Lincoln Street	Vacant Land	\$11,326.32	8195 SF	\$6,507.05	\$4,819.27	\$2.84	\$27,000.00	1034/941JT
145	105 Daniels Ave	Single Family	\$33,121.06	4288 SF	\$17,111.27	\$16,009.79	\$7.51	\$75,100.00	1091/590
146	Berkshire Ave	Vacant Land	\$21,014.47	6600 SF	\$9,428.99	\$11,585.48	\$4.13	\$46,600.00	379/190TC
147	266 Onota Street	Multi Family	\$52,507.94	10140 SF	\$25,155.44	\$27,352.50	\$11.03	\$105,800.00	519/22TE
148	154 Dewey Ave	Commercial	\$22,433.45	6204 SF	\$4,880.92	\$17,552.53	\$2.13	\$42,000.00	1026/23
149	Regent ST	Vacant Land	\$243.87	3200 SF	\$172.68	\$71.19	\$0.08	\$400.00	420/188
150	62 John Street	Multi Family	\$61,285.80	19200 SF	\$34,169.99	\$27,115.81	\$14.98	\$96,600.00	3488/338TE
151	Crofut St	Vacant Land	\$36,296.39	27862 SF	\$27,782.23	\$8,514.16	\$12.18	\$56,900.00	3782/39JT
152	191 Lenox Ave	Vacant Land	\$25,966.46	12625 SF	\$11,444.59	\$14,521.87	\$5.03	\$38,900.00	1408/139JT
153	Dewey Ave	Vacant Land	\$18,439.64	8580 SF	\$8,115.49	\$10,324.15	\$2.23	\$27,200.00	0881/451
154	166 Linden Street	Commercial	\$91,019.80	7847 SF	\$45,195.28	\$45,824.52	\$19.80	\$119,900.00	1947/258
155	112 Robbins Ave Rear	Single Family	\$63,789.52	1925 SF	\$26,006.09	\$37,783.43	\$11.39	\$81,300.00	0997/920TE
156	60 Dartmouth Street	Commercial	\$17,187.47	3678 SF	\$9,927.50	\$7,259.97	\$4.36	\$19,350.00	3588/248
157	Burbank Street	Vacant Land	\$22,688.55	.091AC	\$8,346.20	\$14,342.35	\$3.65	\$24,600.00	1468/245
158	10 Circular Ave	Multi Family	\$76,094.03	4876 SF	\$30,277.45	\$45,816.58	\$13.27	\$80,800.00	0588/211
159	Berkley Street	Vacant Land	\$718.51	3000 SF	\$379.41	\$339.10	\$0.16	\$400.00	2579/233JT
160	43 Plymouth St	Single Family	\$243.61	8184 SF	\$165.19	\$78.42	\$0.07	\$129,900.00	1647/75
161	29 Elberon Ave	Single Family	\$721.53	26000 SF	\$441.85	\$279.68	\$0.19	\$186,400.00	4006/11
162	35 Frederick Street	Single Family	\$506.68	10087 SF	\$343.57	\$163.11	\$0.15	\$120,800.00	3845/73JT