

**CITY COUNCIL  
CITY OF CAMBRIDGE**

March 28, 1983

**INTRODUCED BY CITY MANAGER ROBERT W. HEALY**

**AN ORDER CONCERNING APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING JULY 1, 1982**

**ORDERED:** That in addition to sums previously appropriated by the City Council for the fiscal period 1982-83 the following sum is hereby appropriated in the General Fund of the City of Cambridge:

FUNCTION	DEPARTMENT OR PROGRAM	SALARIES & WAGES	TRAINING & TRAVEL	OTHER ORDINARY MAINTENANCE	EXTRAORDINARY EXPENDITURES	APPROPRIATIONS
Community Maintenance & Development	Community Development				\$30,000.00	\$30,000.00

**BE IT FURTHER ORDERED:** That the above appropriations in the General Fund are to be financed by estimated revenues drawn from the following sources:

In City Council March 28, 1983.  
 Adopted by a yeas and nays vote:-  
 Yeas 9; Nays 0; Absent 0.  
 Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-



FINANCING PLAN	REVENUE
Sale of City Land	\$30,000.00

# City of Cambridge

MASSACHUSETTS

In City Council March 28, 1983

AGENDA ITEM NUMBER ELEVEN  
RE: APPROPRIATION OF \$30,000. FROM THE SALE OF CITY LAND ACCOUNT  
TO THE CAMBRIDGE HOUSING AUTHORITY AS A SUPPLEMENT FOR THE PURCHASE  
OF 14-16 CLINTON STREET

	YEA	NAY	ABSENT	PRESENT
Mr. Daniel J. Clinton	✓			
Mr. Thomas W. Danehy	✓			
Mr. Francis H. Duehay	✓			
Ms. Sandra Graham	✓			
Mr. Leonard J. Russell	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan	✓			
Mr. Wylie	✓			
Mayor Vellucci	✓			

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*CVT's*  
*SA*  
*PA*  
*A*



# CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498 9007

## OFFICE OF THE ASSESSORS

Abigail A. Burns, SRA, MRA  
Kevin T. McDevitt, MAA  
Faith D. McDonald, CMA, MAA, CA-S

March 25, 1983

Robert W. Healy  
City Manager  
City Hall  
Cambridge, Mass.

Re: 14-16 Clinton Street  
Cambridge, Mass.

Dear Mr. Healy:

In accordance with your request, I have attached a brief appraisal report setting forth my estimate of the fair market value of the above named real estate as described herein.

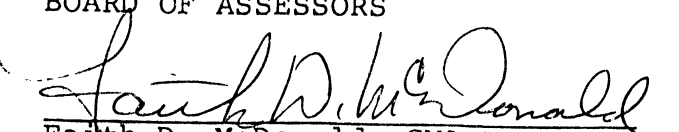
As a result of my analysis of the data collected, it is my opinion that the fair market value of the subject property as of January, 1982 is as follows:

ONE HUNDRED TWELVE THOUSAND DOLLARS

(\$112,000)

Very truly yours,

BOARD OF ASSESSORS

  
Faith D. McDonald, CMA, MAA, CA-S

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Property Appraised	14-16 Clinton Street Cambridge, Mass. Block 118, Lot 7
Appraisal Date:	March 25, 1983
Fair Market Value As Of:	January, 1982
Purpose of Appraisal:	To determine fair market value of the subject property
Land Size:	10,079 square feet
Improvements:	The improvements on the subject property consist of a 2½ story wood frame rooming house which was involved in a major fire in January, 1982.
Zoning:	C-1 Residence
Highest and Best Use:	Residential Development
Value:	\$112,000.

APPRAISAL OF REAL ESTATE  
14-16 CLINTON STREET  
CAMBRIDGE, MASSACHUSETTS

PREPARED FOR  
THE CITY OF CAMBRIDGE  
CITY MANAGER  
ROBERT W. HEALY

ASSESSMENT, LAND AND PERTINENT DATA

OWNER: Grace Duffy and City of Cambridge  
Tax Title

Address: 14-16 Clinton Street  
Cambridge, Mass.  
Block 118, Lot 7

Land Are: 10,079 square feet

Age of building: Approx. 130 years

Land Assessment: \$ 6,000.00

Building Assessment: \$ 14,000.00

Owner  
Total Assessment: \$ 20,000.00

Tax Rate: \$199.80/\$1000 = 399¢  
(2) 112 = 392¢  
112 = 412¢

Zone: C-1 Residence

Type: Wood frame 19 room rooming house  
damaged by fire on January 5, 1982

Acquisition: Alice L. Darling to Grace M. Duffy  
Book 14215, Page 474, Feb. 1981  
Tax Title dated January, 1980

## HISTORY AND DESCRIPTION

The subject property was originally constructed as a two-family duplex dwelling. It was then converted to a 19 room rooming house. The property was utilized as a rooming house until January 5, 1982 when it sustained major damage due to a fire.

The building is located on a rectangular lot of land containing 10,079 square feet. The lot is level at street grade and has access to all utilities.

The lot is improved by a 2½ story wood frame dwelling. The exterior side walls are wood with asphalt siding. There is a gable roof with asphalt shingles. There are wood gutters with aluminum down spouts. The windows are wood sash. There is an open front porch which runs the length of the dwelling. There is a driveway located to one side of the dwelling. The landscaping is minimal.

At the present time, the exterior is scorched and many of the windows are bordered up.

The interior consists of 19 rooms with a bath on each floor and shared kitchen facilities. The interior sustained the majority of the fire damage.

INTRODUCTION TO THE INCOME APPROACH  
AND SELECTION OF CAPITALIZATION METHOD

An appraisal technique in which the anticipated net income is processed to indicate the capital amount of the investment, which produces the net income. The capital amount, called the capitalization value is, in effect, the sum of the anticipated collection. The reliability of this technique is dependent upon four conditions: (1) the reasonableness of the estimate of the anticipated net annual incomes; (2) the duration of the net annual income, usually the economic life of the building; (3) the capitalization (discount rate); and (4) the method of conversion (income to capital).

The income approach will not be used for this property.

Prior to the fire the income stream was based on the rent controlled rents which were \$16,656 gross for the 19 units. Because of the fire there will have to be a total rebuilding of the site and therefore, there will be an adjustment to the rents due to the capital improvements. Until the renovations and adjustments to income are made it will be impossible to set a value figure by the income approach.

COST APPROACH

A method in which the value of a property is derived by estimating the replacement of reproduction cost of the improvements; deducting therefrom the estimated depreciation; and then upon the assumption that the reproduction cost new normally sets the upper limit of building value provided that the improvement represents the highest and best use of the land.

Because of the age and type of buildings, this approach is normally not used. Buildings of this type and function would probably not be built in today's market.

The following cost estimates have been determined through Marshall & Swift Cost Manual as analyzed and applied through the revaluation firm of System Technology Associates, Inc.

Adj. Base Cost(Med. Grade)	\$184,886.66
Grade Factor C + 5	
Adj. Base Cost	194,130.99
Depreciation @70%	135,891.69
Sound Value	58,239.30
Total Sound Value	\$ 58,239.30
Land Value	52,100.00
Total Value per Cost Approach	\$110,339.30

The Cost Approach is not indicative of this particular property because of the extensive fire damage to the physical improvements which now leaves the value of the property in the land.

MARKET APPROACH

An appraisal technique in which the market value estimate is predicted upon prices in actual market transactions and current listings, the former fixing the lower limit of value in a static or advancing market (pricewise), and fixing a higher limit in any market. It is a process of correlation and analysis of similar recently sold properties. The reliability of this technique is dependent upon; (a) a degree of comparability of each property under appraisal, (b) the time of sale, (c) verification of the sales data and (d) the absence of unusual conditions affecting the sale.

The Highest and Best Use as an appraisal term is intended to express or describe the most probable, profitable and likely use to which a property can be put currently or in the foreseeable future for which there is a demand and which is permitted under the appropriate zoning classification and consistent with all building laws, and health and safety regulations.

The Market Approach is used to determine the fair cash value of the subject property based on the comparables that are attached and this approach has been used to arrive at the final value.

COMPARABLE SALES DATASALE # 1:

Address: 335-337 Harvard Street  
Cambridge, Mass.

Block & Lot: Block 115 Lot 66

Grantor: Massachusetts Baptist Foundation

Grantee: Unihab Cambridge Inc.

Sale Price: \$150,000

Date of Sale: January, 1979

Book and Page: Book 13621 Page 129

Land Area: 14,091 Sq. Ft.

Assess: \$17,500

Zone: C-1

Units: 4 (1,204 S.F. to 3,734 S.F.)

Comment: Large wood frame dwelling and carriage house converted to 4 residential units. No razing necessary.

Price per unit: \$37,500.

Parking: Yes

COMPARABLE SALES DATASALE # 2

Address: 336 Harvard Street  
Cambridge, Mass.

Block & Lot: Block 116 Lot 22

Grantor: Kernochan

Grantee: Shelter Inc.

Sale Price: \$140,000

Date of Sale: February, 1979

Book and Page: Book 13639 Page 675

Land Area: 11,540 SQ. FT.

Assess: \$39,000

Zone: C-1

Units: 6 (900 SQ.FT. to 1,608 SQ.FT.)

Comment: Large dwelling renovated to include  
an addition that allowed for  
6 units. No demolition.

Price per unit: \$23,333.

Parking: Yes

COMPARABLE SALES DATASALE # 3

Address:	338 Harvard Street Cambridge, Mass.
Block & Lot	Block 116 Lot 63
Grantor:	University Lutheran
Grantee:	Shared Living Assoc.
Sale Price:	\$310,000
Date of Sale:	November, 1981
Book and Page	14476/159
Land Area:	10,871 SQ. FT.
Assess:	\$12,600
Zone:	C-1
Units:	10
Comment:	Rectory/wood frame dwelling being developed into congregate housing for elderly.
Price per unit:	\$31,000
Parking:	Limited

COMPARABLE SALES DATASALE #4:

Address:	11 Dana Street Cambridge, Mass.
Block & Lot:	116/4
Grantor:	Isadore Ludwin
Grantee:	Douglas E. Bell et al
Sale Price:	\$200,000
Date of Sale:	July 17, 1979
Book & Page:	1340/617
Land Area:	15,000 SQ. FT.
Assess:	\$16,200
Zone:	C-1
Units:	12 (Approx. 1600 SQ. FT.)
Comment:	Vacant land. 12 units built on site
Price per unit:	\$16,667.
Parking:	Yes

COMPARABLE SALES DATASALE # 5

Address:	15-17 Lee Street Cambridge, Mass.
Block & Lot:	Blk. 117 Lot 20-62A
Grantor:	Pellitier
Grantee:	Unihab Cambridge, Inc.
Sale Price:	\$180,000
Date of Sale:	December, 1979
Book & Page:	13852/157
Land Area:	18,145 SQ. FT.
Assess:	\$3,900
Zone:	C-1
Units:	13
Comment:	Large wood frame dwelling with additional structure to be erected in rear of the lot.
Price per unit:	\$13,846
Parking:	Yes

COMPARABLE SALES DATASALE # 6

Address: 20-22 Clinton Street  
Cambridge, Mass.

Block & Lot: 118/9-10

Grantor: Breta Baldwin

Grantee: Unihab Cambridge Inc.

Sale Price: \$80,000

Date of Sale: May, 1979

Book & Page: 13694/48

Land Area: 9,080 SQ. FT.

Assess: \$20,600

Zone: C-1

Units: 7 (Approx. 1,200 S.F.)

Comment: Wood frame dwelling damaged by  
fire. Renovated to include  
additions.

Price per unit: \$11,429

Parking: Yes

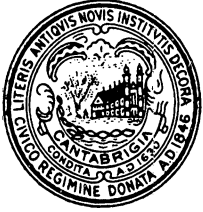
ANALYSIS

I have reviewed the market data for the subject property and have included 6 sales of similar type properties which have sold in the past few years.

The subject property consists of a lot of land containing 10,079 square feet. The subject property is located in the C-1 Residence zone. This would allow 8 townhouse units to be developed on this site.

The six sales I have analyzed range in price from \$11,429 to \$37,500 per unit. These sales give a fair overview of the market for the subject property.

Based on my analysis it is my opinion that the subject property has a fair market value of \$14,000 per unit. The presence of rent control has reduced the unit value by approximately 25%.



## CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139  
Tel. 498-9011

EXECUTIVE DEPARTMENT  
ROBERT W. HEALY  
City Manager

March 28, 1983

To the Honorable, the City Council:

With regard to the report requested concerning the disposition of 14-16 Clinton Street, please be advised that the Assessed Valuation as of 1/1/82 under the revaluation program is \$112,000. It would not be unreasonable to assume an appreciation of \$3,000 over a twelve-month period making the assessed value \$115,000 as of 1/1/83.

My recommendation to resolve this dilemma, to avoid further deterioration of the property, and to make provisions for additional family housing in the City is that the City supplement the Cambridge Housing Authority's offer of \$85,000 with \$30,000 available from the Sale of City Land account for the purchase of the property at its 1/1/83 assessed value.

Very truly yours,

Robert W. Healy  
City Manager

RWH/mbf

Re: appropriation of \$30,000. to the Cambridge  
Housing authority Re: 14-16 Clinton Street.

In City Council,

March 28, 1983

*3/24/83*

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*SR*  
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