

REALTOR®

Appraisers
Consultants

CASEY and DENNIS

REAL ESTATE

RICHARD L. CASEY
RICHARD J. DENNIS, SRPA, MRA
JAMES R. JOHNSTON, SRA

73 TREMONT STREET
BOSTON, MASS. 02108
523-0023

Home Address: 49 Wedgemere Avenue
Winchester, Mass. 01890

QUALIFICATIONS OF THE APPRAISER

Abigail A. Burns, SRA, MRA

Independent fee appraiser associated with Casey & Dennis Real Estate Appraisers and Consultants, 73 Tremont Street, Boston, MA

Appraisal Education:

Society of Real Estate Appraisers
Course 101 - Introduction to Appraising Real Estate
R-II - Residential Case Study Examination
Inner City Neighborhood Analysis & Property Valuation

Greater Boston Real Estate Board
The Complete Condominium Program

American Society of Appraisers
Appraisal of Land and Land Restrictions

Memberships:

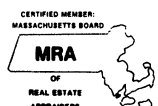
Society of Real Estate Appraisers
- Designated Member/SRA
- Chairman of Standing Committee
Massachusetts Board of Real Estate Appraisers
- Certified Member/MRA
National Association of Realtors
Women's Council of Realtors
Massachusetts Association of Realtors
Greater Boston Real Estate Board - REALTOR member
Licensed experienced Real Estate Broker



Senior Real Property Appraiser
Society of Real Estate Appraisers



Senior Residential Appraiser
Society of Real Estate Appraisers



Types of Properties Appraised:

Residential - Land
Single-family
Condominiums
Multi-family
Rental values

Commercial - Land
Service Stations
Retail - Stores & Shopping Centers
Office Buildings

Industrial - Land:
- individual sites
- large tracts
Improvements:
- General Electric Complex, Pittsfield, MA
- First National Stores Complex, Somerville, MA

Institutional

Special Purpose

Court Experience:

Qualified and testified as an expert witness in several Superior Courts of the Commonwealth
- Eminent Domain
- Probate

Lecturing and Teaching Experience:

Conducted seminar on appraising for Conway & Co.
Guest lecturer at Northeastern University
Guest lecturer for Society of Real Estate Appraisers/
Course 101 in 1978, 1979 and 1980.
Guest lecturer for professional candidates of SREA
Reporter of professional articles to the
New England Real Estate Journal for SREA

Experience:

1974- 1978: Vice President of Burns Associates, Inc.,
Realtors, Winchester, Massachusetts
Directly involved with sales, rentals and appraisal
of residential properties.

1978 - Present: Independent fee appraiser associated
with Case & Dennis
Prepared or assisted in the preparation of appraisals
on residential, commercial, industrial and special pur-
pose properties and as consultant on various properties.

Attorneys

Brown, Rudnick, Freed & Gesmer
Beverly Boorstein
Cuddy & Lynch
Fine & Ambrogne
Hale & Dorr
McGrath & Benjoya
Rich, May & Bilodeau
Alfred Scigliano
David Tobin

Governmental - Cont'd

Commonwealth of Massachusetts
Mass. Housing & Finance Agency
Attorney General's Office
Metropolitan District Comm.
Dept. of Public Works -
Right of Way Division

MBTA
Mass. Turnpike Authority

Banks

Bay Banks
Bank for Savings, Malden
United States Trust

General

Atlantic-Richfield
Badger Company
Boston Hospital for Women
R. M. Bradley & Co.
Federal National Mtge. Assoc.
Gibbs Oil Company
General Electric Company
Gulf Oil Company
Investors Mortgage Ins. Co.
Merit Oil Company
New England Telephone
Shell Oil Company
Star Market
State Properties
Texaco
Zoppo Properties

Governmental

City of Boston
Law Dept.
Public Improv. Comm.
BRA
Public Facilities Dept.

General Services Admin.

KEVIN T. McDEVITT
132 Bishop Drive
Framingham, Massachusetts 01701
(617) 879-0966

OBJECTIVE: A management position in the field of Real Estate Taxation and Valuation - as Departmental Head in government, as Real Estate Manager in private industry, as Consultant to real-estate organizations, or in a related capacity to which skills and overall government knowledge can be maximally applied.

SUMMARY

- . . B.A. degree in Economics; extensive Appraisal and related Real Estate studies ... Designated MAA, SRA Candidate ... Licensed Real Estate Broker.
- . . Currently Chairman, Framingham Assessors, fifth-highest evaluated city/town in Massachusetts ... Chairman of Middlesex County Legislative Committee.
- . . Broad-based tax knowledge and abilities to appraise and evaluate residential, commercial, and personal properties ... Also, good knowledge of economics, people, and the government process.
- . . Innovative manager and administrator ... Strong technical and public-relations skills in all areas of involvement.

EXPERIENCE

CHAIRMAN of the BOARD of ASSESSORS, Town of Framingham, Ma. (1971-Present).

This 70,000 population town has the fifth largest property evaluation (\$580 million assets; \$1050 million full value) in Massachusetts including 1,100 taxable personal-property bills, 16,000 real-estate tax bills and 60,000 auto excise bills.

Began as one of three full-time assessors responsible for determining fair and equitable valuation for all properties. Specifically:

- . . Conducted appraisals of business, personal properties and commercial properties - in the latter instance analyzing commercial financial statements and employing a knowledgeable background of economic conditions, capitalization rates, sales ratios, statistics and related considerations.
- . . Appeared, as necessary, before the Appellate Tax Board, to defend property values.

In May 1978 and 1979, was elected Chairman of the Board of Assessors, and assumed responsibility for the administration and overall management of the Assessor's Office. In this current position:

- . . Formulate policy and procedure, oversee the training, scheduling, and supervision of the ten-member staff and establish department-wide goals and objectives.
- . . Designed and introduced a number of improved office procedures which have facilitated operations and improved efficiency.

- . . Upgraded the responsibilities of various key personnel which has allowed the assessors more time in the field and to focus on important problems and long range objectives.
- . . Introduced significant procedural changes (e.g. the photographing and distribution to outside organizations of tax maps and books) which has reduced office traffic and inquiries.
- . . Decentralized the administration of both the personal-property and auto excise tax sections.
- . . Reviewed a computerization-feasibility study and interfaced with outside consultants; microfilmed records; directed a twenty-member staff (CETA) supporting re-evaluation and computerization.
- . . In a public-relations capacity, present talks before local groups, and informs the public of key taxation issues.
- . . Continue to carry out and oversee commercial/personal property appraisals, computerization, set tax rates ... Exercise an understanding of governmental processes and interrelationships to affect meaningful actions relative to the departmental goals.

RELATED EXPERIENCE

Active in the State and County Assessors Organization - Membership Committee
Chairman 1978
Chairman, Legislative Committee of Middlesex County 1978-80
Member, Executive Committee, Middlesex County 1978-80
Massachusetts Charter Delegate, Democratic Party - 1979

MILITARY

CAPTAIN, US Air Force (1965-1970).

- . . Managed radio-systems functions at all air bases in Greater Europe, implementing communications procedures . . Served as Deputy Director, European AUTOVAN implementation . . Supervised fifty in communications maintenance, Taiwan and Southeast Asia . . Supervised 240, communications-electronic installations, Cape Kennedy, Fla. . . Received Air Force Commendation Metal.

EDUCATION

University of Massachusetts, Amherst, Massachusetts
B.A. degree in Economics, 1963. Mathematics minor.
Framingham High School, Framingham, Massachusetts
Professional Schooling - See Attached Sheet.

PROFESSIONAL AFFILIATIONS

Urban Studies Center, Framingham State College
Massachusetts Assessors Association
International Association of Assessing Offices
Society of Real Estate Appraisers
Executive Committee, Middlesex County
Greater Boston Real Estate Board

PROFESSIONAL SCHOOLING: COMMERCIAL VALUATION, COMPUTERIZATION AND MANAGEMENT

Lincoln Land Institute, Cambridge, Mass: Seminars on Commercial Property Valuation, Computer Valuation, Sales Ratio Studies, 1976-Present.

Middlesex County Seminar: Assessing and Appraising Real Estate by use of Computers and Statistics, 1979.

Society of Real Estate Appraisers: Tax Considerations in Real Estate Transactions, 1979.

American Institute of Appraisers: Mortgage Equity Capitalization for Commercial Property - passed 1B Exam, 1978.

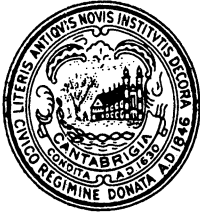
University of Massachusetts: Management for Municipal Supervisors; Computerized Valuation Techniques; Advanced Commercial Property Valuation Techniques; Advanced Course of Mortgage Equity Capitalization for Commercial Property Valuation; IAAO Narrative Appraisal Course, 1973-1978.

Society of Real Estate Appraisers: Valuing Commercial Property Leases, 1977.

State Tax Commission: Computerized Assessing; Condominium Valuation Apartments and Office Buildings; Sales Ratio Studies and Statistics, 1973-1975.

International Association of Assessing Officers: Income Property Valuation; Shopping Center Valuation, 1971-1974.

American Institute of Real Estate Appraisers: Real Estate Valuation Techniques, 1974 (Course IA).



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

July 7, 1980

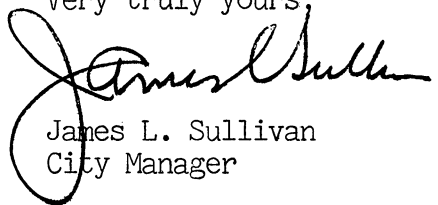
To the Honorable, the City Council:

This communication is to inform the members of the City Council that the ratification vote has been taken by Local 195 on the contract negotiations with the City. The vote was 298 in favor of the proposed contract, 273 against, with 19 votes challenged and one abstention. The contract offer therefore has been ratified by the union.

I am also enclosing resumes of Abigail Burns and Kevin McDevitt, whom I have appointed as Assessors to replace Charles Laverty and Faith McDonald. The backgrounds of both individuals are exceptional and with the advent of 100% valuation, starting in the next fiscal year, it is important that the assessors chosen have outstanding qualifications.

We are still in negotiation with other unions but we hope to provide for settlements similar to the Local 195 settlement. Both the Police and Fire have appealed to the Dunlop Commission for compulsory and binding arbitration but the 195 settlement will provide us with a precedent that we can use in those deliberations.

Very truly yours,



James L. Sullivan
City Manager

JLS/b

Agenda # 20 *A-101*

Reporting on Union negotiations and notifying the City Council of the appointment of Abigail Burns and Kevin McDevitt as Assessors.

In City Council,

August 4, 1980

August 4, 1980
Placed on File



RECORDED
INDEXED

CITY OF CAMBRIDGE

RECORDS SECTION
AUG 11 1980