

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • TEL. 876-6800

LAW DEPARTMENT

EDWARD D. MCCARTHY
ACTING CITY SOLICITOR

ROWENA E. TAYLOR
ASSISTANT CITY SOLICITOR

CHARLES WATSON
LEGISLATIVE AGENT

June 19, 1974

Mr. James L. Sullivan
City Manager
City Hall
Cambridge, Massachusetts

Dear Mr. Sullivan:

In order to finalize the taking of the property at 454-456 Broadway in the name of Kolligian Realty Trust, I am enclosing the actual order of taking to be voted by the Council, certified by the City Clerk and then recorded with the Registry of Deeds.

In compliance with General Laws, Chapter 79, the Council last week authorized the taking and made an appropriation to meet this purpose. We have also filed a copy of the appraisal with the Clerk of the City Council.

This order and award of damages is the last formal step necessary for submission to the Council. We will then record the order and prepare letters for you to send to the owners notifying them of the taking and offering a reasonable amount in settlement.

From the award of \$300,000.00 there would be an adjustment for any real estate taxes and other encumbrances.

Very truly yours,

Edward D. McCarthy
City Solicitor

EDMcC: jm
Enc.

City of Cambridge in City Council

June 19, 1974

WHEREAS by Section 30 of Chapter 43, Section 14 of Chapter 40 and Chapter 79 of the General Laws, all as amended, it is provided that at the request of any Department and with the approval of the City Manager, the City Council may take in fee in the name of the City for any municipal purpose any land within the limits of the City not already appropriated for public use; and

WHEREAS it is deemed advisable upon request of the School Department that the City should under the provisions of the aforesaid Chapters of the General Laws take and hold for school purposes the land and buildings at 454-456 Broadway; and

WHEREAS an appropriation sufficient to cover the estimated expense thereof has been duly made by the City Council as required by the aforesaid Sections of Chapter 40 and 43 by an order adopted on June 10, 1974, and approved by the City Manager on June 11, 1974; now, therefore, it is hereby

ORDERED: -

That by virtue and in pursuance of the authority conferred by said Chapters of the General Laws and by every other power and authority it thereto enabling, the City of Cambridge by its City Council, does hereby take the land hereinafter described for school purposes and all easements, privileges and appurtenances thereto belonging as well as all trees and all buildings and structures thereon. Intending to take and hereby taking in fee simple all the land included within such description by whomsoever the same may be owned, including the fee to the center of any and all streets, highways and public ways contiguous and adjacent to the said areas, bounded and described as follows:

A certain parcel of land, with the buildings thereon, situated in Cambridge, being numbered at present 454-456 on Broadway and bounded and described as follows:

NORTHERLY by said Broadway, one hundred thirty-three (133) feet, more or less;
EASTERLY by land now or late of Moore, one hundred sixty (160) feet, more or less;
SOUTHERLY by land now or late of French, thirty-three (33) feet, more or less;
WESTERLY by land now or late of Bancroft, eighteen (18) feet, more or less;
SOUTHERLY (again) by land now or late of Bancroft, eighty-nine (89) feet four (4) inches, more or less; and
WESTERLY (again) by land now or late of Hayward, one hundred fifty-one and 12/100 (151.12) feet, more or less.

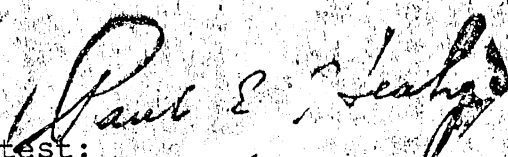
Containing 18,715 square feet, more or less.

Standing in the name of Kolligian Realty Trust under a Declaration of Trust dated February 23, 1944, and recorded with Middlesex South District Deeds, Book 6747, Page 279, as amended.

There is included in the area described above the following parcel of land, the damages awarded with respect to such parcel being set forth below alongside the supposed owners thereof.

<u>OWNER</u>	<u>PREMISES</u>	<u>AREA</u>	<u>AWARD</u>
Kolligian Realty Trust	454-456 Broadway	18,715±	\$300,000.00

In City Council June 19, 1974
Adopted by a yea and nay vote
Yeas 8; Nays 1; Absent 0.
Attest: Paul E. Healy, City Clerk

Attest: 
City Clerk

COMMONWEALTH OF MASSACHUSETTS
MIDDLESEX, SS REGISTRY OF DEEDS

ORDER OF TAKING

Premises: 454-456 Broadway,
Cambridge, Massachusetts

Owner: Kolligian Realty Trust

Taking Authority: City of Cambridge

Edward D. McCarthy,
City Solicitor
City Hall
Massachusetts Avenue
Cambridge, MA 02139
#876-6800 ext. 206

KOLLIGIAN REALTY TRUST
454-456 BROADWAY
CAMBRIDGE, MASSACHUSETTS

D. H. REENSTIERNA
APPRAISER

RECEIVED BY
OFFICE OF CITY CLERK
JUN 19 3 21 PM '74
CAMBRIDGE, MASS.

KOLLIGIAN REALTY TRUST
454-456 BROADWAY
CAMBRIDGE, MASSACHUSETTS

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VALUATION REPORTS
RESIDENTIAL
COMMERCIAL
INDUSTRIAL

T. H. REENSTIERNA & SON

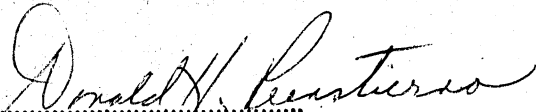
Engineer

736 MASSACHUSETTS AVENUE
ARLINGTON, MASS. 02174

CERTIFICATE OF VALUE

I certify that I have personally inspected the property located
at154-156 Broadway..... in the ^{City}town ofCambridge.....
in the county ofMiddlesex.....Mass., that I have no interest in the
property, that I have no affiliations with the owner, and that my opinion
of value is based upon an unbiased analysis of all the known factors
which affect its worth.

In my opinion the Fair Market Value of the property under consid-
eration, as of Feb. 8, 1973, is \$340,000.

(Signed) 
DONALD H. REENSTIERNA, SRA

KOLLIGIAN REALTY TRUST
454-456 BROADWAY
CAMBRIDGE, MASSACHUSETTS

PERTINENT DATA

Location: 454-456 Broadway, Cambridge, Massachusetts

Owner: Koren Kolligian and Gregory Kolligian - Book 10719, Page 454,
recorded at the Middlesex County South Registry of Deeds in
Cambridge, Massachusetts.

Zoned: Residence C-3, Multi-Family Dwellings.

Assessment: Garage, \$50,100., Land, \$14,900., Total, \$65,000.
1972 Tax - \$9,685.

Land Area: 19,365 square feet

Improvements: One and two story garage, office and sales building.

Present Use: Automotive sales and service

Appraised Value: \$340,000.

KOLLIGIAN REALTY TRUST
454-456 BROADWAY
CAMBRIDGE, MASSACHUSETTS

LOCATION

454-456 Broadway, Cambridge, Middlesex County, Massachusetts, located on the Southerly side of Broadway, between Ware and Trowbridge Streets.

OWNERSHIP

Koren Kolligian and Gregory Kolligian, successor trustees of the Kolligian Realty Trust, by conveyance on November 30, 1964, from the trustees under the will of J. Mark Kolligian and Koren Kolligian. The transfer is recorded in Book 10719, Page 454, consideration less than \$100. The original purchase by John Kolligian, et al, trustees, from James F. McSorley, was on March 1, 1945, Book 6838, Page 127. Federal Documentary Stamps in the amount of \$74.25 are affixed to this deed, indicating a purchase price of \$67,500. Both documents are recorded at the Middlesex County South Registry of Deeds in Cambridge, Massachusetts.

PURPOSE OF APPRAISAL

The purpose of this appraisal is to estimate the Fair Market Value of the subject property, as of February 8, 1973.

Fair Market Value is the price which a willing buyer will pay and which a willing seller will accept, both parties being fully aware of all the actual and potential uses to which the property may be put, neither acting under any compulsion to buy or sell, and the property having been exposed to the market for a reasonable length of time.

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ASSUMPTIONS AND LIMITING CONDITIONS

For purposes of this appraisal, the following assumptions and limiting conditions apply:

- (1) That the title to the property is free and clear and marketable;
- (2) that there are no easements, or limiting conditions to the use of the property, except where noted herein; and,
- (3) the information compiled for this appraisal has been obtained from reliable sources, and is assumed to be accurate and factual, although no certification of same is possible.

ZONING

The property is located in a zoning district designated as "Residence C-3 Multi-Family Dwellings". Pertinent requirements in this district include:

Minimum lot size -	5,000 sq. ft.
" " width -	50 feet
" " area per dwelling unit -	300 sq. ft.
Maximum ratio of floor area to lot area -	3.0
" building height -	None

The present use of the property is non-conforming, but the use has been permitted.

ASSESSMENTS

The assessed values for the current year are not available. The assessed values for 1972 are as follows:

Garage -	\$50,100.
Land (19,365 sq. ft.) -	<u>14,900.</u>
Total -	<u>\$65,000.</u>
1972 Taxes -	<u>\$ 9,685.</u>

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CAMBRIDGE, MASSACHUSETTS

UTILITIES

All utilities are available to the property.

LEGAL DESCRIPTION (From the Deed)

A certain parcel of land, with the buildings thereon, situated in Cambridge, being numbered at present 454-456 on Broadway, and bounded and described as follows:

NORTHERLY, on said Broadway, 133.00'±;
EASTERLY, by land now or late of Moore, 160.00'±;
SOUTHERLY, by land now or late of French, 33.00'±;
WESTERLY, by land now or late of Bancroft, 18.00'±;
SOUTHERLY again, by land now or late of Bancroft, 89' 4"±;
WESTERLY again, by land now or late of Hayward, 151.12',
containing 18,715 square feet, more or less.

NOTE: The City Assessors state this area as being 19,365 square feet.

NEIGHBORHOOD

The property is abutted on its Westerly side by a large apartment house, and on its Easterly side by two 6-family dwellings, which like the subject property, are owned by the Kolligian Realty Trust. On the opposite side of Broadway, between Felton and Ellery Streets are located the Rindge Technical High School (obliquely opposite Ware Street, the Cambridge Central Library and the Cambridge High and Latin School). The property is two blocks East of "Harvard Yard", with its dormitories and educational facilities. The immediate area surrounding the subject property is devoted either to

KOLLIGIAN REALTY TRUST
454-456 BROADWAY
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NEIGHBORHOOD (Continued)

educational use or residential use. A large proportion of the residential use is for apartment house development. Many of the large dwellings in the area, once one-family, have been converted to apartment use, some as rooming houses. This latter use is due to the demand for student housing. Harvard Square is within comfortable walking distance. The Square, like its main artery, Massachusetts Avenue, is a very busy commercial center, with a wide variety of business uses, together with college development. At Harvard Square bus and rapid transit facilities are available, connecting with the surrounding communities. School and church facilities are readily available.

PROPERTY DESCRIPTION

The subject property is an irregularly shaped parcel of land containing, according to the City of Cambridge plans 19,365 square feet. In accordance with City of Cambridge Block Plan #135, the land may be bounded and described as follows:

One dimension (Westerly 18') is taken from the deed as it is not given on the block plan;

NORTHERLY,	by Broadway,	132.91';
EASTERLY,	By land of others,	158.00'±;
SOUTHERLY,	" " " "	33.00';
WESTERLY,	" " " "	18.00';
SOUTHERLY again,	" " " "	89.33';
WESTERLY again,	" " " "	151.12'.

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PROPERTY DESCRIPTION (Continued)

The land area and some dimensions differ somewhat with the figures in the deed. However, it should be noted that some of the dimensions, especially in the deed, are stated as plus or minus. I will assume that the City figure for land area may be considered to be correct.

The land is relatively level and approximately at street grade. It is improved by a one and two story garage, office and sales building, which occupies substantially all of the land area.

Building Description, Exterior

This is a one and two story brick structure. The second story, approximately 90' x 24' is above the front of the garage section of the building, which takes up most of the first floor. The building has a flat tar and gravel roof, brick walls, and a concrete slab foundation. The sales room portion has a plate glass front, partially boarded up, and a glass in aluminum entry door. The windows in the garage area are fixed steel sash. Two wood, electrically operated, overhead doors are located at the front of the garage area. At the front Northwesterly side of the building, a wood panel door leads to a small, basement boiler room.

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PROPERTY DESCRIPTION (Continued)

Building Description, Interior

Garage Area

This has a concrete roof deck with steel trusses supporting I beams. There is a center line of steel I columns. The floor is concrete. Located here are a front garage office, mens' room, storage room, parts room, paint section and machine shop section. There is fluorescent lighting and skylights for illumination. Heat is by hot air blowers. The work area includes hydraulic lifts and a wheel alignment pit.

Front Office

The outer side of this office is panelled with aggregate board. The interior has a dry ceiling, wood panelled walls, and asphalt tile flooring. The lighting is fluorescent. The mens' room has a stall, low tank toilet, two urinals, and a five faucet steel sink.

Sales Area

This has a lath and plaster ceiling, wood panelled walls, and a ceramic tile floor. At the rear of the room are four small conference offices. One has ceramic tile flooring, the others wall to wall carpets. The room has central air conditioning.

Located under the garage area are two petroleum storage tanks, one with 5,000 gallon capacity, the other 2,000 gallon capacity. Also underground are two 200 gallon oil tanks, one for waste.

A small concrete block, basement boiler room is located at the Northwesterly

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PROPERTY DESCRIPTION (Continued)

Building Description, Interior (Cont'd.)

corner of the building. It has a sump pump, oil-fired steam heating unit with a hot water attachment, and a 3,000 gallon fuel oil tank.

Second Floor

This consists of a hall, storage room, lounge, large office and two lavatories. The lounge has a dry ceiling, plywood walls, and an asphalt tile floor. The office has a dry ceiling, walls with knotty pine wainscoting with Homosote above, and asphalt tile flooring. The lighting is fluorescent. Each lavatory has a low tank toilet and wall basins.

With the exception of the boarded up windows, the entire building is well maintained. The available first floor area is approximately 17,770 square feet, and the available second floor area approximately 2,160 square feet, a total of 19,930 square feet.

HIGHEST AND BEST USE

The property is located in a residential district, and its use is non-conforming. However, the use has been permitted and the service garage is well equipped and maintained. In my opinion, the highest and best use for the property is that for which it is now being used. It is, however, worthy of consideration that this general area is to a large extent developed for apartment house use, and that the location is well adapted to this type of development. I would, therefore, suggest that consideration be given to this secondary best use.

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APPRAISAL ANALYSIS

This property consists of a large parcel of land located in an area zoned for apartment use and generally built up with multi-family dwellings. Use of the property as a potential site for apartment development has been considered, but in my opinion, this use would not develop the highest value for the property. Under the existing zoning restrictions of this district, the property would be suitable as a site for development with a maximum of 65 dwelling units. An analysis of recent land acquisitions for apartment development indicates that use of this site for such development would produce a value of less than \$300,000.

Historically, this property has been in use for many years for automotive sales and service. The improvements are in generally sound and good condition and are well suited for this use. One factor which detracts from the desirability of the site for this use is the fact that the improvements cover virtually all the land and there is no available surplus land for parking of vehicles for employees, customers, or vehicles before or after servicing. Although the property owner does own adjacent land which is partly a paved parking area, use of this land in conjunction with the garage is not now permitted.

The appraisal of the property is based on two approaches to value, the Market Data Approach and the Income Approach. In the Market Data Approach, sales of similar properties throughout the city have been analyzed. A comparison of the subject with these properties has been made, based on the

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APPRAISAL ANALYSIS (Continued)

prices paid per square foot of building area, and adjustments have been made for differences, where necessary. Based on this comparison, the indicated value per square foot of building area for the subject property is at the rate of \$17.00 per square foot. Multiplying this indicated value times the 19,930 square feet of gross building area gives an indicated value by this approach of \$338,810. which I have rounded to \$340,000.

In the Income Approach to Value, the estimated fair rental has been based on use of the property by a single tenant. The fair rental has been estimated by comparison of this space with other similar space currently rented or offered for rent in this general area. The indicated value by this approach is \$320,000.

Based on these considerations, in my opinion, the Fair Market Value is Three Hundred Forty Thousand Dollars (\$340,000.).

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STABILIZED ANNUAL OPERATING STATEMENT

Estimated Gross Annual Income -

19,930 sq. ft. @ \$3.50 per sq. ft. = \$49,825.

Less vacancy & rent loss (3%) - 1,500.

Effective Gross Income - \$48,325.

Estimated Annual Expenses:

Real Estate Tax - \$ 9,700.

Insurance - 900.

Maintenance - 1,500.

Water & sewer - 150.

Total - \$12,250. 12,250.

Net Annual Income - \$36,075.

\$36,075. capitalized @ 11% = \$327,954.

Rounded to - \$328,000.

Location: 1280 Cambridge Street, 311-313 Prospect Street, Cambridge

Date of Sale: October 3, 1969 - Book 11748, Page 401. M. E. - \$358.84

Grantor: Trimont Motors

Grantee: James B. Ryan, et al (Gene's Property Trust).

Sales Price: \$180,000. (Verified by Grantee).

Assessment: Sale Time - Improvements, \$24,200., Land, \$23,000., Total,
\$47,200.

Neighborhood: Mixed, commercial and residential

Zoning: Front - Business A. Rear - Residence C-1.

Land Dimensions: Cambridge Street 130' x 125.41' x 161.95' x Prospect Street
37.40' x 75.83' x 2.35' x 25.80' x 11.28' x 40.22' x 72.49'.

Land Area: 19,759 square feet

Land Topography: Relatively level, approximately at street grade

Land Improvements: One and two story masonry garage.

Utilities: All available

Use at Time of Sale: Garage

Building Construction: Two and one story masonry, flat tar and gravel roof,
concrete slab foundation.

Building Dimensions: Two story portion 90' x 90' x 62' x 40' x 72'.
One story portion 26' x 32' x 18' x 36'.

Building Floor Area: Two story portion - Total of 15,660 square feet
One " " 704 square feet
Building Total - 16,364 square feet

Building Services: Inoperative oil-fired boiler.

Improvements Since Purchase: New lighting, new gas-fired heat, painting,
new office and show room area.

Present Use: Foreign car sales and service.

Residential Units: None

Commercial Units: One

Total Residential Rooms: None

Total Baths: None (2 lavatories).

Comments: As a result of a fire, the interior of the building was
generally in poor condition, although structurally sound.

Price per Unit: NA

Price per Sq. Ft. of Land: \$9.11

Price per Sq. Ft. of Building: \$10.00

Annual Income: NA

Indicated Gross Multiplier: NA

SALE NO. 2

Location: 239-243 and 251-255 Concord Avenue, Cambridge
 Date of Sale: May 1, 1967, Book 11318, Page 188, I.R.S. \$315.00
 Grantor: Ambassador Taxi, Inc.
 Grantee: Radcliffe College
 Price: \$285,000. - Verification by Grantor, Mr. Fogel
 Assessment: Land, \$12,000., Improvements, \$72,700., Total, \$85,000.
 Neighborhood: Business Zoning: Business A
 Land Dimensions: By Concord Avenue, 235.25' x 201.02' x Kelley
 Street, 150' x 101.06' x 85' x Donnell Street 100'.
 Land Area: (Assessors) - 38,458 sq. ft.
 Land Topography: Relatively level and approximately at street grade.
 Land Improvements: Garage.
 Utilities Available: All
 Use at Time of Sale: Garage - good condition.
 Building Size: 235' x 100' x 100' x 15' x 135' x 90'.
 Building Area: 23,075 sq. ft. - one floor.
 Building Construction: One story concrete and brick, concrete
 floor, flat tar and gravel roof, fixed steel
 sash, show windows, five overhead doors.

Comment: Large parking area in rear along Kelley Street, enclosed by
 chain link fence. Property was purchased on February 10,
 1968 from Thibault Bros., Inc., Book 11016, Page 451,
 I.R.S. \$231. - Verified by Ambassador Taxi, Mr. Fogel.

Price per Sq. Ft. of Building (1967) Sale: \$12.35
 " " " " " Land " " \$ 7.40

SALE NO. 3

Page 16

Location: 45-49 Hampshire Street, Cambridge
Date of Sale: April 1, 1968 - Book 11492, Page 60 - Mass. Excise - \$170.

Grantor: Samuel H. Cohan

Grantee: Gene's Property Trust

Sales Price: \$85,000. Verification: Grantee.

Assessments: Land, \$3,000., Improvements, \$35,300., Total, \$38,300.

Neighborhood: Mixed. Mainly industrial

Zoning: Industry-A

Land Dimensions: By Hampshire St. 50.81' x Webster Ave. 14.09' x
144.00' x Lilac Court 41.60' x 150.55'.

Land Area: 7,677 sq. ft.

Land Topography: Relatively level, approximately at street grade

Land Improvements: Office and warehouse building

Use at Time of Sale: Office space and warehouse, in excellent condition.

Building Age: 12 years. Permit issued in 1955

Building Size: 48' x 10' 5" x 138' x 36' x 145'.

Building Floor Area: 9,250 sq. ft. - 5,150 sq. ft. warehouse on first floor, 4,100 sq. ft. of office space, on two floors.

Building Construction: 1 and 2-story concrete block building - flat tar and gravel roof, concrete slab foundation. No basement. Office area with 5 offices, and 4 lavatories, all modern.

Building Services: Heat, gas-fired hot air, offices - gas-fired blowers, warehouse. Gas-fired hot water heater.

Annual Rentals: \$13,200. - net leases - Overall rent @ \$1.40 per sq. ft.

Price per Sq. Ft. of Building: \$9.04

" " " " " Land: \$11.07

Indicated Gross Multiplier: 6.44

Location: 178-188 Bent Street, Third & Rogers Streets, Cambridge
Date of Sale: June 28, 1968 - Book 11552, Page 482, Mass. Excise -
9358.

Grantor: Slavin Realty Trust

Grantee: Ambassador Realty Trust

Sales Price: \$170,000. Verification: Grantee (Mr. Provo)

Assessments: Part of a large parcel.

Zoning: Industry-B. Neighborhood industrial

Land Dimensions: By Bent Street 93.40' x 217.65' x 122.65' x Third
Street 14.38' x Rogers Street 266.13' x 151.65' x
11.30' x 19.50' x 42' x 60.50'.

Land Area: 32,332 sq. ft.

Land Topography: Relatively level, approximately at street grade.

Land Improvement: 1-story brick warehouse.

Building Dimensions: 93.40' x 216' x 146' x 120' x 11.30' x 19.50' x
42' x 60.50'.

Building Area: 25,868 sq. ft.

Building Construction: 1-story brick, part flat, part pitched roof,
concrete slab foundation - height 14' on
flat roof portion, 24' average on pitched
roof portion - interior side of flat roof
supported by 9 double 12" x 12" wood columns
set in concrete - pitched roof supported by
wood truss 10' on center. Beams 8" x 12" -
3 center skylights - 8 skylights on flat roof
portion, 2 overhead travelling cranes. One
side of building concrete block, others brick.
3 overhead doors each on Bent Street and
Rogers Street, fixed metal sash. Incandescent
lighting, oil-fired steam heat, complete
sprinkler system. Small office area on one
side, plywood construction.

Price per Sq. Ft. of Land - \$5.55

" " " " Building - \$6.92

Comment: Slavin Realty Trust retains right to use parking area (20'
frontage on Rogers Street) and a locker room inside the
building. Grantee is allowed temporary use of next building
until they re-model office space, according to grantee.
This is not specified in the deed, but grantee is using the
space for office and dispatcher purposes.

Use at Time of Sale: Vacant building

Present Use: Headquarters of Ambassador Taxi Company.

SALE NO. 5

Location: 70 Columbia Street, Cambridge
Date of Sale: October 14, 1960 - Book: 11566, Page 238 - N. E. - \$200.
Grantor: Phillips Bros., Inc.
Grantee: Arvid D. Hakosson
Sales Price: \$59,000. - Indicated by stamps - unable to verify
Assessment: Land, \$2,400., Building, \$7,600., Total, \$9,000.
Neighborhood: Mixed residences and parking lots
Zoning: Residence C-1
Lot Dimensions: By Columbia Street, 37' x 112.65' x 36' x 115.00'.
Lot Area: (Assessor) 4,200 square feet
Lot Topography: Relatively level, approximately at street grade
Lot Improvements: One story masonry garage
Utilities: All available
Use at Time of Sale: Garage
Building Construction: One story brick, small, rear concrete block;
(addition, flat tar and gravel roof, concrete
floor, fitted steel sash, 2 overhead doors, roof
supported by steel girders.
Building Dimensions: 37' x 113' (including addition)
Building Floor Area: 4,200 square feet
Building Services: ---
Improvements Since Purchase: None
Present Use: Auto Repair Garage
Residential Units: None
Commercial Units: One
Total Residential Rooms: None Total Baths: 1 Lavatory
Comments: Business operated by owner and his brother.
Price per Sq. Ft. of Land: \$11.09
Price per Sq. Ft. of Building: \$11.90
Annual Income: ---
Indicated Gross Multiplier: ---

Location: 665-669 Cambridge Street, Cambridge
Date of Sale: January 14, 1970 - Book 11790, Page 307 - M. E. - 3353.40
Grantor: Charles R. Lamp
Grantee: Mass. Institute of Technology
Sales Price: \$155,000. - Stated in the deed. Verified by Grantor
Assessment: Garage - \$35,000. - Land - \$10,000., Total, \$45,000.
Neighborhood: Business Zoning: Business A
Land Dimensions: By Cambridge Street, 99.15' x 99' x 113' x 100'.
Land Area: 10,000 square feet
Land Topography: Relatively level, approximately at street grade.
Land Improvements: Garage - Foreign car sales.
Utilities: All
Use at Time of Sale: Garage
Building Construction: Two story brick and re-reinforced concrete, cast
stone front, flat tar and gravel roof, small
office area, show room, parts room - 100' x 100'.
Building Floor Area: Two floors each 10,000 square feet - Total, 20,000
square feet.
Improvements Since Purchase: None.
Present Use: Garage
Residential Units: None
Commercial Units: One
Total Residential Rooms: None Total Baths: Two Lavatories
Comments: The building is to be kept by the Grantee and eventually re-
modelled. Mr. Lamp will continue occupancy for the time being.

Price per Sq. Ft. of Land: \$15.50
Price per Sq. Ft. of Building: \$ 7.755

LAND SALE NO. 1

Location: 927-929 Mass. Ave., Cambridge

Date of Sale: May 6, 1968 - Book 11502, Page 39 - M. E. - \$210.

Grantor: Gene's Property Trust

Grantee: MacDavis C. Begelfer

Sales Price: \$110,000.

Zoning: Office District

Land Area: 13,246 square feet.

Land Dimensions: By Mass. Ave. 47.30' x 58.21' x 29.90' x 19.07' x
23.80' x 84.90' x 100' x 174.47'.

Land Topography: The front is approximately at street grade. Land rises
a little to the rear.

Land Improvements: Multi-family dwelling and store, since demolished.

Comments: At this time, February, 1973, an apartment house is under
construction. This was a purchase for land. See Sales #2
and #3. On March 29, 1972, the property was transferred to
Mr. Begelfer and Victor Iocco, as partners.

Price per Sq. Ft. of Land: \$7.928

LAND SALE NO. 2

Location: 10 Centre Street, Cambridge

Date of Sale: August 3, 1972 - Book 12259, Page 630 - M. E. - \$228.

Grantor: Peter G. Pars, al

Grantee: MacDavis C. Begelfer and Victor Iocco

Sales Price: \$100,000. (Stated in the deed).

Zoning: Residence C-2

Land Area: 5,785 square feet

Land Dimensions: By Centre Street 41' x 141.25' x 41' x 141.25'.

Land Topography: Front approximately at street grade, sloping down somewhat to the rear.

Land Improvements: Building with 5 apartments, garage. Both since demolished.

Comments: Part of an assembly of land for a new apartment house.
See Sales #1 and #3.

Price per Sq. Ft. of Land: \$17.286.

LAND SALE NO. 3

Location: Rear of 8 Centre Street, Cambridge

Date of Sale: June 2, 1972 - Book 12219, Page 429

Grantor: Edward A. Crane, Trustee Mary Crane

Grantee: Victor Iocco

Sales Price: \$35,000. (Stated in the deed).

Zoning: Residence C-2

Land Area: 2,625 square feet

Land Dimensions: 59' x 45' x 59' x 45'.

Land Topography: Relatively level, approximately at street grade.

Land Improvements: Garage, since demolished.

Comments: This is part of a land assembly for a new apartment house.
See Sales #1 and #2.

LAND SALE NO. 4

Location: 4 Trowbridge Place, Cambridge

Date of Sale: July 14, 1967 - Book 11357, Page 318 - I. R. S. - \$39.60

Grantor: Priscilla M. Roewer, al

Grantee: Vittorio Iocco

Sales Price: \$36,000. S/M \$8,000. as of 10/66 - Total, \$44,000.(App.)

Zoning: Residence C-3

Land Area: 4,250 square feet

Land Dimensions: By Trowbridge Place 49' x 85' x 49' x 85'.

Land Topography: Relatively level, approximately at street grade.

Land Improvements: Dwelling, since demolished.

Comments: This land, together with that in Sale #5 is now the site of a completed apartment house.

Price per Sq. Ft. of Land: \$10.352

Price per Sq. of combined parcels: \$9.388

LAND SALE NO. 5

Location: 8 Trowbridge Place, Cambridge

Date of Sale: May 11, 1966 - Book 11112, Page 16, I. R. S. - \$38.50

Grantor: Muriel Howell

Grantee: Vittorio Iocca

Sales Price: \$35,000.

Zoning: Residence C-3

Land Area: 4,165 square feet

Land Dimensions: By Trowbridge Place 50' x 85' x 50' x 85'.

Land Topography: Relatively level, approximately at street grade.

Land Improvements: Dwelling, since demolished.

Comments: See Sale No. 4.

Price per Sq. Ft. of Land: \$8.403.

LAND SALE NO. 6

Location: 16 Trowbridge Street, Cambridge

Date of Sale: February 14, 1969 - Book 11643, Page 361 - M. E. - \$180.

Grantor: Anna L. Aiello

Grantee: Doric Realty Trust

Sales Price: \$90,000.

Zoning: Residence C-3

Land Area: 9,000 square feet

Land Dimensions: By Trowbridge Street 60' x 150' x 60' x 150'.

Land Topography: Relatively level, approximately at street grade.

Land Improvements: Dwelling, since demolished.

Comments: This property, together with that of Sale No. 7 is now the site of a completed apartment house.

Price per Sq. Ft. of Land: \$10.00

LAND SALE NO. 7

Location: 18 Trowbridge Street, Cambridge

Date of Sale: January 16, 1969 - Book 11632, Page 401 - M. E. - \$100.

Grantor: Catherine F. Essman

Grantee: Doric Realty Trust

Sales Price: \$50,000.

Zoning: Residence C-3

Land Area: 4,950 square feet

Land Dimensions: By Trowbridge Street 33' x 150' x 33' x 150'.

Land Topography: Relatively level, approximately at street grade.

Land Improvements: Dwelling, since demolished

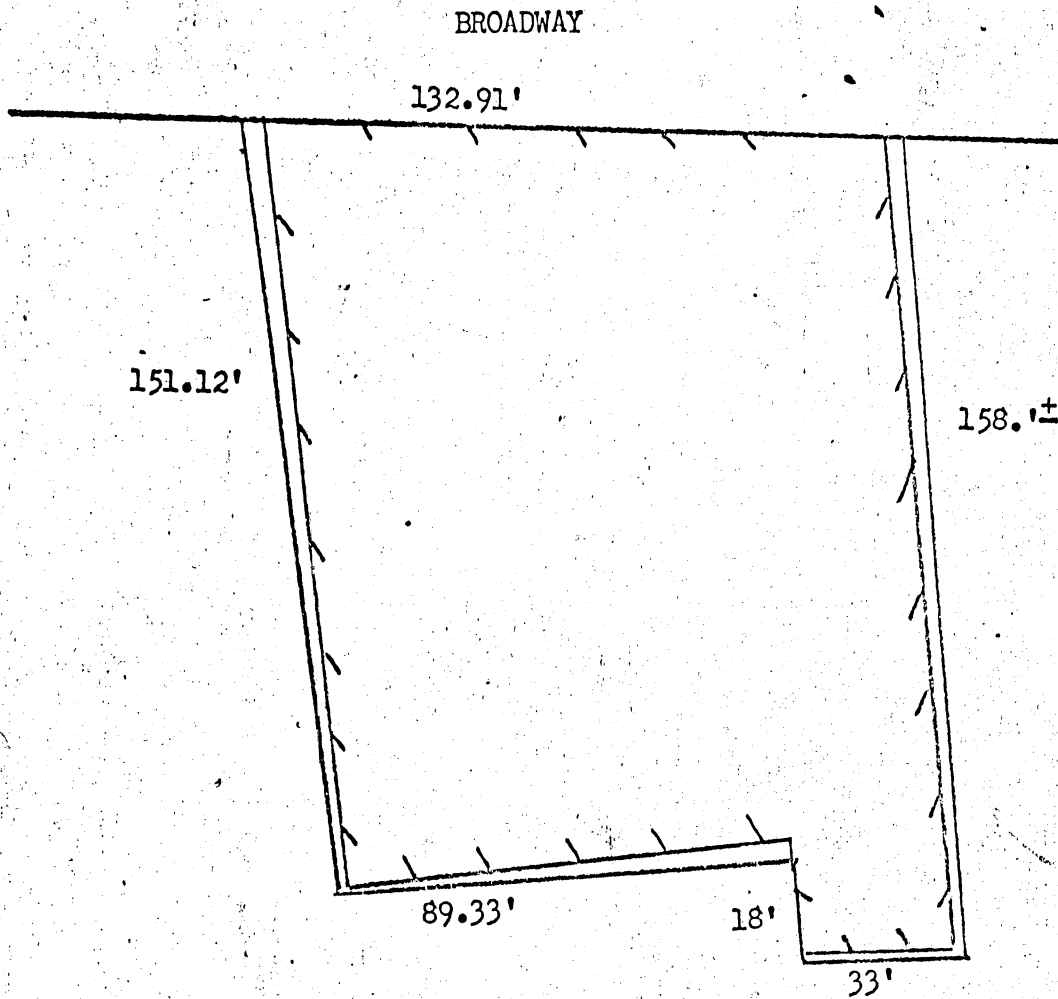
Comments: This property, together with that of Sale No. 6 is now the site of a completed apartment house.

Price per Sq. Ft. of Land: \$10.10

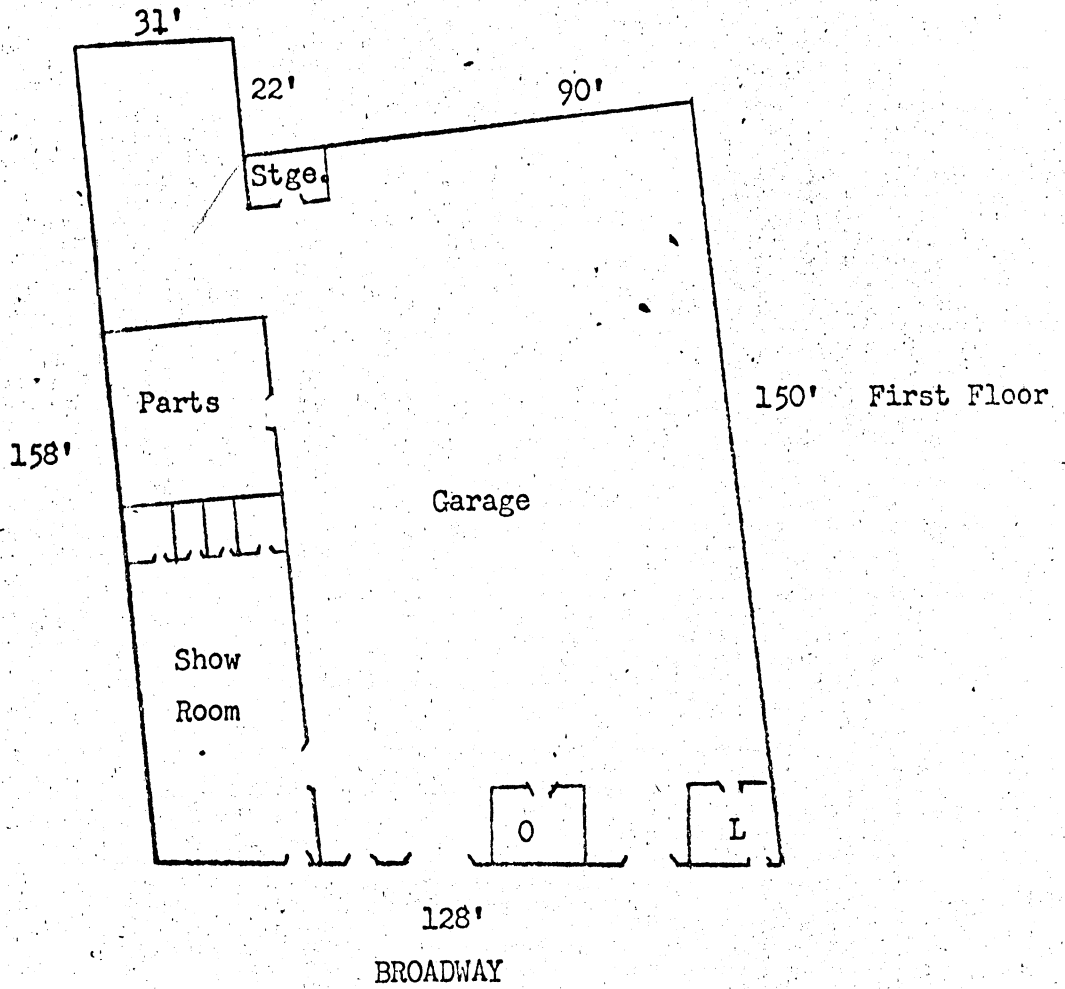
PLAN OF LAND
KOLLEGIAN REALTY TRUST
454-456 BROADWAY
CAMBRIDGE, MASSACHUSETTS

1" = 40'

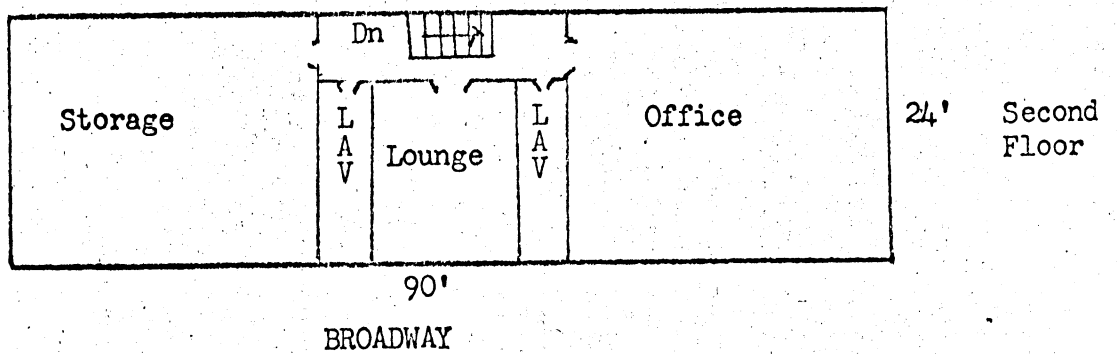
Land Area - 19,365 Sq. Ft.



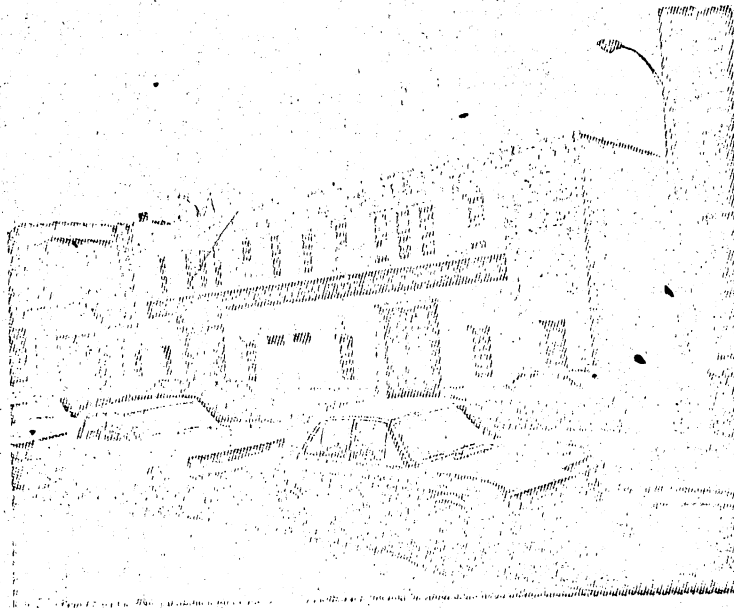
SCHEMATIC FLOOR PLAN
KOLLIGIAN REALTY TRUST
454-456 BROADWAY
CAMBRIDGE, MASSACHUSETTS



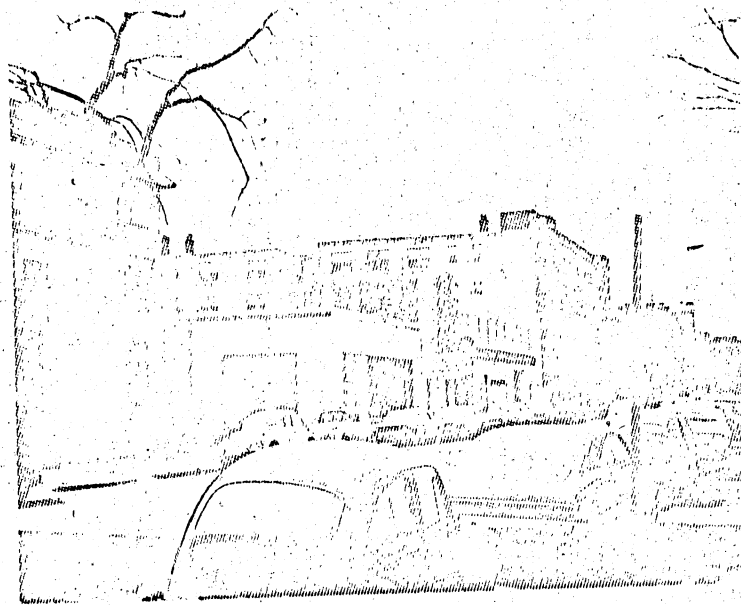
O Indicates Office
L " " Lavatory



KOLLIGIAN REALTY TRUST
454-456 BROADWAY
CAMBRIDGE, MASSACHUSETTS

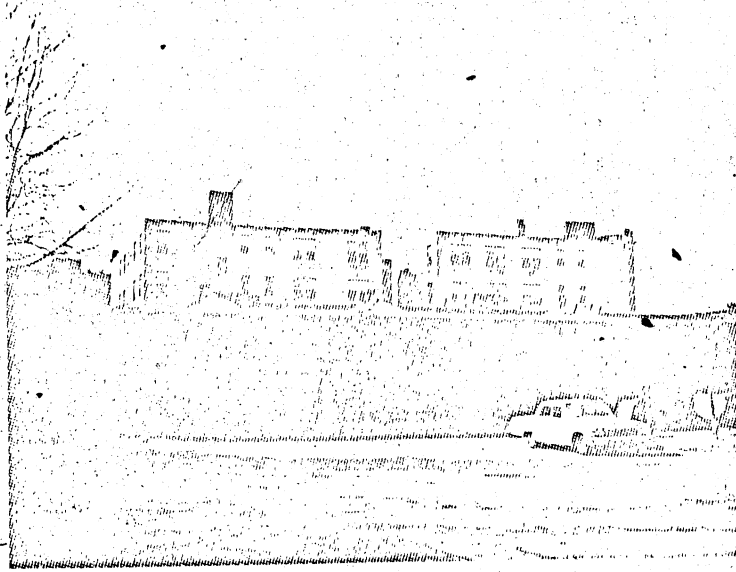


View from Broadway looking towards the South.

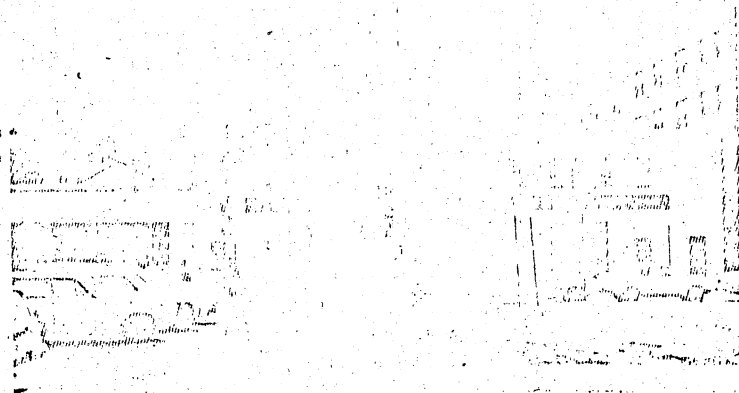


View from Broadway, looking towards the West.

KOLLIGIAN REALTY TRUST
454-456 BROADWAY
CAMBRIDGE, MASSACHUSETTS



Rear view of building.



View from Irving Street, looking towards the Southwest.

QUALIFICATIONS OF DONALD H. REENSTIERNA

Bachelor of Arts Degree - Williams College - 1954

Armed Services (Army Security Agency) 1954 - 1956

Real Estate Appraiser - 1956--Present

Licensed Real Estate Broker

Member of Boston Real Estate Board - 1958 - 1960

Certificate of Completion of Real Estate Appraisal Course -
Boston University - 1957

Certificate of Completion of Real Estate Appraisal Course I -)
University of Connecticut - 1962) Sponsored by
the American

Certificate of Completion of Real Estate Appraisal Course II -)
University of Georgia - 1964) Institute of
Real Estate
Appraisers.

Panel of Appraisers for Veterans Administration

Panel of Appraisers for Federal Housing Administration

Appraiser for Cambridge Savings Bank

Appraiser for Cambridge Trust Company

Appraiser for Bay State Federal Savings & Loan Association

Appraiser for Boston Redevelopment Authority

Appraiser for Cambridge Redevelopment Authority

Appraiser for Attorney General's Office & U. S. Attorney

Senior Residential Appraiser, Society of Real Estate Appraisers

Qualified to testify in:

Federal Court, Boston
- Middlesex Superior Court
Suffolk Superior Court
Essex Superior Court
Worcester Superior Court
Belknap Superior Court, Laconia, New Hampshire
Hillsboro Superior Court, Manchester, New Hampshire
and Appellate Tax Board.

Owner and manager of rental property - Arlington.

Proprietor - T. H. REENSTIERNA & SON

I have appraised for various clients, the following types of property:

1, 2, and 3 family dwellings

Apartment houses

Business, commercial and industrial property

Farms

Truck garden

Dairy

Piggery

Poultry

Nursing homes

Airports

Land

Golf courses

Special purpose properties and

Military installations.

I have appraised for various cities and towns, as follows:

City of Cambridge

City of Somerville

Town of Arlington

Town of Lexington

Town of Reading

Town of Bedford

Town of Winchester

Town of Acton

Town of Maynard, and

Town of Belmont.

RECEIVED BY
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JUN 19 3 22 PM '74
CAMBRIDGE MASS.

City of Cambridge

#34

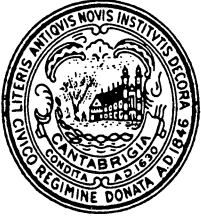
MASSACHUSETTS

In City Council

June, 19, 1974

	YEA	NAY	ABSENT	PRESENT
Mrs. Ackermann	✓			
Mr. Clinton	✓			
Mr. Danehy		✓		
Mr. Duehay	✓			
Mrs. Graham	✓			
Mr. Russell	✓			
Mr. Vellucci	✓			
Mr. Wylie	✓			
Mayor Sullivan	✓			
	8	1	0	

Handwritten signature/initials



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 876-6800


EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

June 19, 1974

To the Honorable, the City Council:

I transmit herewith a communication from Edward D. McCarthy, City Solicitor, relative to the taking of the property at 454-456 Broadway in the name of Kolligian Realty Trust with proposed order of taking.

Very truly yours,


James L. Sullivan
City Manager

JLS/f

Agenda # 34

Taking of property at 454-456 Broadway.

S-302

In City Council,
June 19, 1974