

City of New Bedford
ZBA SPECIAL PERMIT APPLICATION

CASE # *4255*

1. SUBMITTAL CHECKLIST

The following documentation must be submitted, in duplicate (1 Original and 11 Copies):

Have you included...			Planning staff review finds...	
Yes	No		Yes	No
<input type="checkbox"/>	<input type="checkbox"/>	A <u>Completed and Signed Application</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	An <u>Existing Conditions Site Plan</u> , drawn to a scale not less than 1 inch: 40 feet, identifying positioning of existing structures must be provided. Your site plan must show footprint and dimensions of rear, front and side distances between structure(s) and boundary lines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	A <u>Proposed Site Plan</u> showing all proposed alterations or additions with side, front and rear set property lines identified.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<u>Sub-Division Plans</u> if Applicable.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	A <u>Certified Abutter's List</u> prepared by planning staff and certified by the Assessor's Office.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<u>Plot Plan</u> as provided through Department of Inspectional Services or through the Assessor's Office (in person or online through parcel lookup).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<u>Filing Fee</u> in check form made payable to the City of New Bedford.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Copy of <u>Building Permit Rejection</u> Packet (Containing Rejected Building Permit and all information submitted with Building Permit Application)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<u>Owner's Verification</u> including owner's signature and parcel deed for all involved parcels.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<u>Development Impact Statement (DIS)</u> , if required (per Chapter 9 section 5350 of the City of New Bedford Zoning Code)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Official Use Only:

Review of submittal compliance performed by *[Signature]* of the city's Division of Planning.
 Staff review found the application packet to be complete incomplete on this date: _____

This is page 1 of your ZBA Application.

Please remove the instruction pages when submitting your completed application packet but keep this as your first page.

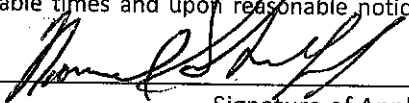
2. SPECIAL PERMIT SPECIFICS

The undersigned petitions the New Bedford Zoning Board of Appeals [ZBA] to grant a SPECIAL PERMIT in the manner and for the reasons set forth here under the provisions of the city's zoning ordinance to the following described premises:

APPLICATION SUMMARY (PLEASE PRINT)

SUBJECT PROPERTY			
ASSESSOR'S MAP PLOT#	28	LOT(S)#	262
REGISTRY OF DEEDS BOOK #:	10741	PAGE #	39
PROPERTY ADDRESS: 44 Fruit Street			
ZONING DISTRICT: Residence "C"			
OWNER INFORMATION			
NAME: Paunor Realty, LLC			
MAILING ADDRESS: 8 Burgess Point Road, Wareham, MA 02571			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT): Christopher T. Saunders, Esq.			
APPLICANT'S RELATIONSHIP TO THE PROPERTY: Check one:	OWNER <input type="checkbox"/>	CONTRACT VENDEE <input type="checkbox"/>	OTHER Describe <input checked="" type="checkbox"/> Attorney for Applicant
MAILING ADDRESS (IF DIFFERENT): 700 Pleasant Street, New Bedford, MA 02740			
TELEPHONE #	508-999-0600		
EMAIL ADDRESS:	csaunders@saunderslawllp.com		

By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). I/we also give planning division staff and ZBA members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.



Signature of Applicant/s

10-13-16

Date

If the applicant differs from the owner, this section must be completed/signed by the property owner/s:

I hereby authorize the applicant represented above and throughout this application to apply and to represent my/our interests on my/our behalf for the relief requested herein for the premises I/we own noted as "property address" above and presented throughout this application. Furthermore, by signing this application I/we acknowledge having read and understood this application and the accompanying instructions and information. If petition is granted, I/we understand the approvals are specific to the plans submitted, unless the Board states otherwise and that if granted, that the special permit must be recorded and acted upon within one year.

Signature of Owner/s

Date

APPLICATION SPECIFICS

DIMENSIONS OF LOT/S:	FRONTAGE 35	DEPTH 80	AREA in SQ FT 2800		
EXISTING BUILDING/S	# OF BLDGS 1	EXISTING SIZE 1872	TOTAL SQ FT BY FLOOR	NUMBER OF FLOORS 3	TOTAL SQ. FT ENTIRE STRUCTURE 1872
	# OF DWELLING UNITS 2		# OF BEDROOMS 4		
PROPOSED BUILDING/S	# OF BLDGS 1	PROPOSED SIZE 1872	TOTAL SQ FT BY FLOOR	NUMBER OF FLOORS 3	TOTAL SQ. FT ENTIRE STRUCTURE 1872
	# OF DWELLING UNITS 3		# OF BEDROOMS 6		
EXTENT OF PROPOSED ALTERATIONS	Add Apartment				
EXISTING USE OF PREMISES:	Multi-family Dwelling				
PROPOSED USE OF PREMISES:	Multi-family Dwelling				
EXPLAIN WHAT MODIFICATIONS YOU ARE PROPOSING THAT NECESSITATE THE REQUESTED SPECIAL PERMIT:	See Exhibit A				

If there's a commercial use existing and/or proposed, please complete the following:

	EXISTING		PROPOSED	
NUMBER OF CUSTOMERS PER DAY				
NUMBER OF EMPLOYEES				
HOURS OF OPERATION				
DAYS OF OPERATION				
HOURS OF DELIVERIES				
FREQUENCY OF DELIVERIES (Check frequency)	<input type="checkbox"/> DAILY	<input type="checkbox"/> WEEKLY	<input type="checkbox"/> DAILY	<input type="checkbox"/> WEEKLY
	<input type="checkbox"/> MONTHLY	<input type="checkbox"/> OTHER	<input type="checkbox"/> MONTHLY	<input type="checkbox"/> OTHER

If you are also requesting site plan review and special permit/s from the planning board, please specify here:

Special Permit from the Planning Board for reduction in parking.

3. PARCEL LEGAL DOCUMENTATION

Title Reference to Property

Book 10741, Page 39

(Attach copy of Deed, Certificate of Title & most recent Recorded Plans showing affected lot or lots)

Is the applicant also the owner? Yes No

If no, please attach the following three items to your application and indicate they are attached:

- A notarized authorization letter on letterhead from the owner to tenant/buyer for application of this permit.

If the Applicant is Not the Owner, Provide:

- A copy of the Purchase & Sale Agreement or lease, where applicable.
- A copy of the deed or deeds of abutting parcels if said parcels have been held in common ownership with the subject property at any time since January 1, 1976.

4. REQUIRED FINDINGS FOR GRANTING A SPECIAL PERMIT

City of New Bedford Code of Ordinances Chapter 9 Section 5320 requires the ZBA to **find the benefit to the City and the neighborhood outweighs the adverse effects of the proposed use**, taking into account the characteristics of the site and of the proposal in relation to that site.

This determination includes consideration of each of the following:

<p>A</p> <p>Social, economic, or community needs which are served by the proposal</p>	<p>B</p> <p>Traffic flow and safety, including parking and loading</p>	<p>C</p> <p>Adequacy of utilities and other public services</p>
<p>D</p> <p>Neighborhood character and social structures</p>	<p>E</p> <p>Impacts on the natural environment</p>	<p>F</p> <p>Potential fiscal impact including impact on City services, tax base, and employment</p>

The full text of New Bedford Code of Ordinances can be accessed from: www.newbedford-ma.gov

Because the ZBA must be able to articulate their findings on each of the items listed above in order to grant a special permit, you must make your case as to HOW your application affects each of the criteria for consideration. **This is an extremely important question and it is recommended that you answer this VERY carefully.** You may use an additional sheet if needed.

A Describe any social, economic, or community needs which are served by your proposal:
 See Exhibit A

B Describe how traffic flow and safety, including parking and loading, are addressed in your proposal:
 See Exhibit A

C Describe the utilities and other public services necessary for your proposal, and explain how these are adequately available for your proposal:

See Exhibit A

D Describe the neighborhood character and social structures surrounding your proposed location, and how your proposal will fit in this area:

See Exhibit A

E Describe any impacts on the natural environments your proposal may have:

See Exhibit A

F Describe any potential fiscal impact, including impact on City services, tax base, and employment your proposal may have:

See Exhibit A

***** Please review the section(s) of the zoning ordinance under which your Special Permit request is made, there may be additional criteria required for your request.

Describe how your proposal meets any additional criteria required under zoning ordinance:

See Exhibit A

EXHIBIT "A"

Paunor Realty, LLC (hereinafter referred to as "Applicant") is the owner of property located at 44 Fruit Street, in the City of New Bedford and more particularly identified on the New Bedford Assessors Map 28, Lot 262. The subject premises is located in a Residence "C" Zoning District. The property consists of 2800 square feet of land and the structure consists of 1,872 square feet of living space. The Applicant seeks a special permit from the New Bedford Zoning Board of Appeals under Sections 2400, 2410, 2430, 2431, and 2432 of the City of New Bedford Zoning Bylaws.

The Applicant purchased the subject property on April 11, 2013, by way of a Deed recorded in the Bristol County (S.D.) Registry of Deeds at Book 10741, Page 39. The MLS listing for the property listed the property for sale as a three family structure. Additionally, at that time the City of New Bedford Assessors website listed the property as a three family structure. Attached to this application are the MLS listing and Assessors printout. The first, second and third floor of the structure are fully renovated for use as living space. After acquiring the property on April 11, 2013, the applicant sought to do additional renovations to the property. Upon applying for a building permit, the applicant was notified that although a three family is an allowed use in this zoning district, the City of New Bedford Building Department listed the property as a two family structure. It has come to our attention that renovations that were constructed by the previous owner on the third floor were done so without the proper permits from the building department. Therefore, the applicant seeks to comply with the City of New Bedford Zoning Bylaw and seeks a special permit to allow the third floor to be used as a legal apartment in the eyes of the City of New Bedford Building Department.

In order for the Zoning Board of Appeals to grant the special permit to allow for the reconstruction or extension of a nonconforming structure, it must find that the reconstruction or extension shall not be substantially more detrimental than the existing nonconforming structure to the neighborhood. The applicant will not extend the structure beyond its present boundaries. All renovations will be interior to existing living space. The property is located in a Residence "C" Zoning District, where a three family is an allowed use. The entire area surrounding the property is also located in a Residence "C" Zoning District that allows for three family dwellings and three family dwellings exist in the neighborhood. This permitting of the third floor of an existing structure will not be substantially more detrimental to the existing neighborhood as it will fit in the neighborhood as an additional three family structure that is allowed by zoning. Therefore, the applicant respectfully requests the Zoning Board of Appeals grant the special permit to allow for the built out living space presently in existence on the third floor to be used as a legal apartment.



City of New Bedford
REQUEST for a CERTIFIED ABUTTERS LIST

This information is needed so that an official abutters list as required by MA General Law may be created and used in notifying abutters. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

SUBJECT PROPERTY	
MAP #	28
LOT(S)#	262
ADDRESS: 44 Fruit Street	
OWNER INFORMATION	
NAME: Paunor Realty, LLC	
MAILING ADDRESS: 8 Burgess Point Road, Wareham, MA 02571	
APPLICANT/CONTACT PERSON INFORMATION	
NAME (IF DIFFERENT): Christopher T. Saunders, Esq.	
MAILING ADDRESS (IF DIFFERENT): 700 Pleasant Street, New Bedford, MA 02740	
TELEPHONE #	508-999-0600
EMAIL ADDRESS:	csaunders@saunderslawllp.com
REASON FOR THIS REQUEST: <i>Check appropriate</i>	
<input checked="" type="checkbox"/>	ZONING BOARD OF APPEALS APPLICATION
<input checked="" type="checkbox"/>	PLANNING BOARD APPLICATION
<input type="checkbox"/>	CONSERVATION COMMISSION APPLICATION
<input type="checkbox"/>	LICENSING BOARD APPLICATION
<input type="checkbox"/>	OTHER (<i>Please explain</i>):

PLANNING DEPARTMENT
 9102 71 130
 CITY CLERKS OFFICE
 NEW BEDFORD, MA
 2016 OCT 21 A 11: 25

Once obtained, the Certified List of Abutters must be attached to this Certification Letter.

This sheet is NOT part of your ZBA application but you will need to submit this form to the Planning Division Room 303 in City Hall, 133 William Street. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

Official Use Only:

As Administrative Assistant to the City of New Bedford's Board of Assessors, I do hereby certify that the names and addresses as identified on the attached 'abutters list' are duly recorded and appear on the most recent tax.

Carlos Amado

Carlos Amado

10/17/2014

Printed Name

Signature

Date

October 17, 2016

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 44 Fruit Street (28-262). The current ownership listed herein must be checked and verified by the City of New Bedford Assessor's Office. Following said verification, the list shall be considered a Certified List of Abutters.

Please note that multiple listed properties with identical owner name and mailing address shall be considered duplicates, and shall require only 1 mailing. Additionally, City of New Bedford-Owned properties shall not require mailed notice.

Parcel	Location	Owner and Mailing Address
28-269	27 JUNIPER ST	ORR PAULA, 27 JUNIPER STREET NEW BEDFORD, MA 02740
28-347	457 RIVET ST	TORRES RICHARD, TORRES LYNNETTE F 157 PINE STREET ROCHESTER, MA 02770
28-163	465 RIVET ST	MELLO CURTIS J, 651 ORCHARD ST SUITE 204 NEW BEDFORD, MA 02744
28-164	451 RIVET ST	DUARTE EXPEDITO, 309 DARTMOUTH STREET 332 Brock Avenue NEW BEDFORD, MA 02740 02744
28-383	453 RIVET ST	HERBERT KRISTIA, Kathleen D. Riley 453 RIVET STREET NEW BEDFORD, MA 02740
28-162	475 RIVET ST	MOREAU RACHEL A, VIERLING ALLISON R 475 RIVET STREET NEW BEDFORD, MA 02740
28-100	47 FRUIT ST	MANTEIGA DINIZ S, 47 FRUIT ST NEW BEDFORD, MA 02740
28-161	31 JUNIPER ST	FERREIRA JOSEPH A, 31 JUNIPER ST NEW BEDFORD, MA 02740
28-99	53 FRUIT ST	DEMEDEIROS MARIA H, 53 FRUIT ST NEW BEDFORD, MA 02740
28-101	39 FRUIT ST -41	AMARAL JOSHUA J "TRUSTEE", AMARAL FAMILY IRREVOCABLE REAL ESTATE TRUST 41 FRUIT STREET NEW BEDFORD, MA 02740
28-165	23 JUNIPER ST	CARRIER CRISTINA, 23 JUNIPER STREET NEW BEDFORD, MA 02740
28-262	44 FRUIT ST	PAUNOR REALTY LLC, 8 BURGESS POINT ROAD WAREHAM, MA 02571
28-339	46 FRUIT ST	DASILVEIRA MELISSA, 46 FRUIT ST NEW BEDFORD, MA 02740

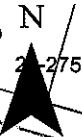
October 17, 2016

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 44 Fruit Street (28-262). The current ownership listed herein must be checked and verified by the City of New Bedford Assessor's Office. Following said verification, the list shall be considered a Certified List of Abutters.

Please note that multiple listed properties with identical owner name and mailing address shall be considered duplicates, and shall require only 1 mailing. Additionally, City of New Bedford-Owned properties shall not require mailed notice.

<u>Parcel</u>	<u>Location</u>	<u>Owner and Mailing Address</u>
28-160	52 FRUIT ST	DASILVEIRA MARIA, DASILVEIRA AUGUSTO 52 FRUIT STREET NEW BEDFORD, MA 02740
28-102	33 FRUIT ST	FREITAS MARIA L, 33 FRUIT ST NEW BEDFORD, MA 02740



KANE ST

JUNIPER ST

Legend

 28-262

28-270 28-73 28-88 28-89 28-275

28-75 28-91 28-330 28-92 28-93 28-94 28-95

28-76 28-266 28-77 28-98 28-99 28-100 28-101 28-102 28-103 28-96

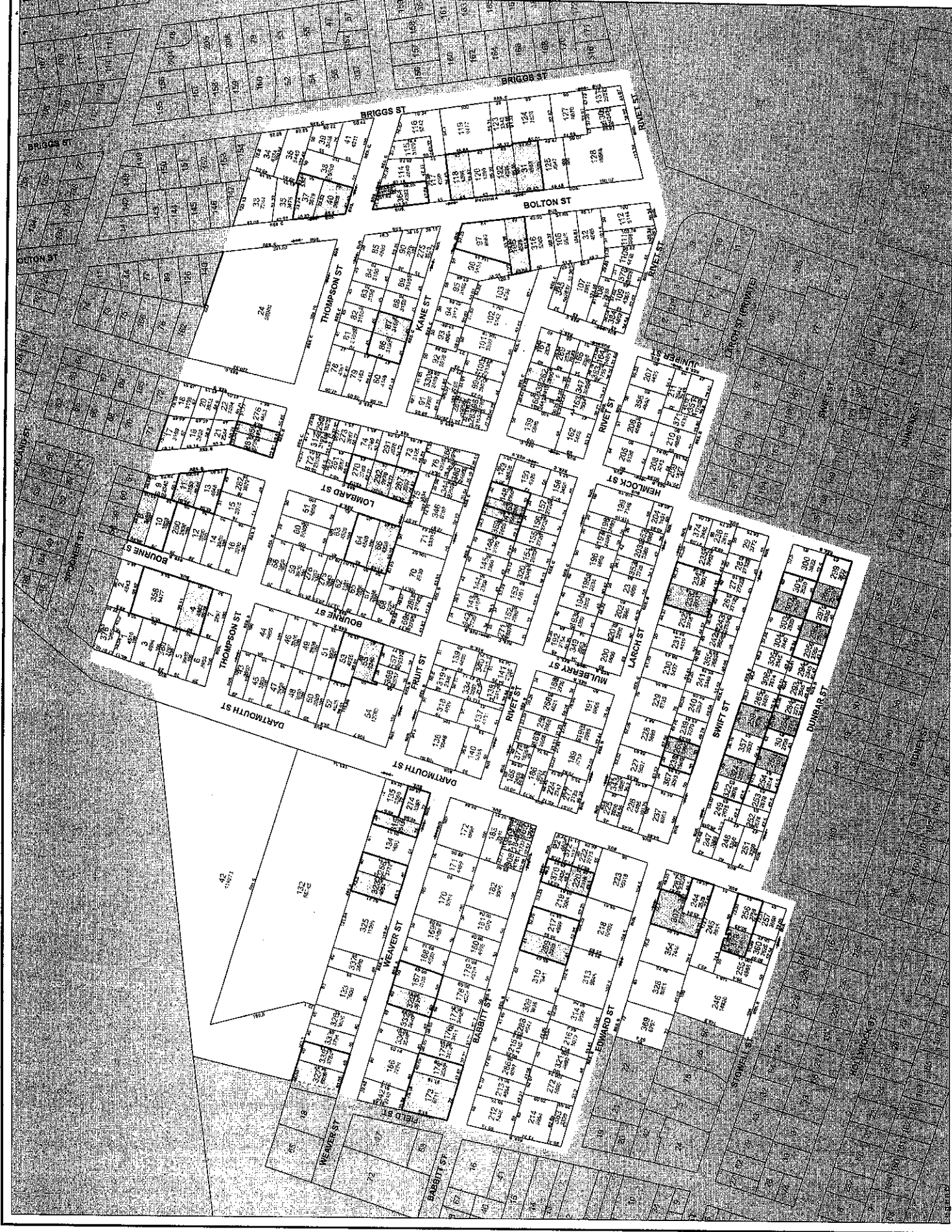
28-386 28-283 28-285 28-101 28-102

28-149 28-150 28-158 28-159 28-160 28-339 28-262 28-161 28-162 28-163 28-347 28-165 28-269 28-164 28-383 28-164

28-345 28-107 28-108 28-110 28-384 28-109 28-378

28-205 28-206 28-356 28-207 28-208 28-210 28-371 28-211 23-1 23-2 23-4

28-209 28-211

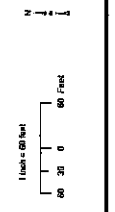


Map Produced By:
 City of Bedford
 Department of
 Management Information Systems
 January 2018

Print Year 2018
 This parcel map should be used for planning
 and assessment purposes only.

Map: 028

City of New Bedford
 Massachusetts



- Easement
- Planned Subdivision
- Combined Parcels
- Master Parcel Linking to Assessing DB
- Associated Parcels
- Water Bodies
- Town Boundary
- Engineering Lot Number
- Lot Area

QUITCLAIM DEED

LET CAROL A. ZASLONA, Successor Trustee of The Antonio Gomes Revocable Trust, with deed dated February 7, 2011, as evidenced by a Certificate of Trust recorded in the Middlesex County S.D. Registry of Deeds in Book 908, Page 60,

for consideration in the amount of Sixty-Five Thousand and 00/100 Dollars, (\$65,000.00),

herby grant to PATNOR REALTY, LLC, a Massachusetts Limited Liability Company, with a place of business at Burgess Point Road, Wareham, MA 02571

WITH QUITCLAIM COVENANTS

the land in New Bedford, Massachusetts, with the buildings thereon, bounded and described as follows:

Beginning at a point in the south line of Fruit Street 78.85 feet west from the intersection of the south line of said Fruit Street with the west line of Juniper Street;

Thence southerly in line of land now or formerly of one James B. Bradley and one John T. Hilton 80 feet to land now or formerly of Charles Granger;

Thence westerly in line of said Granger's land 35 feet to land now or formerly of John Hall;

Thence northerly in line of said Hall's land 80 feet to the said south line of Fruit Street; and

Thence easterly in said south line of Fruit Street 35 feet to the place of beginning;

Containing 10.28 square rods, more or less.

Being the same premises conveyed to ANTONIO GOMES, Trustee of The Antonio Gomes Revocable Trust, with deed dated February 7, 2011, by deed dated February 7, 2011, recorded in the Middlesex County S.D. Registry of Deeds in Book 908, Page 60. ANTONIO GOMES died January 4, 2013. CAROL ZASLONA is the successor trustee of The Antonio Gomes Revocable Trust. See Book 101, Affidavit and Death Certificate recorded hereon.

Witness my hand and seal this 11th day of April 2011.

Carol A. Zaslona, Successor Trustee of The Antonio Gomes Revocable Trust

COMMONWEALTH OF MASSACHUSETTS

Witnessed as

On this 11th day of April, 1971 before me, the undersigned Notary Public, personally appeared the above named CAROL ZASLONA, Tutor of The Atlantic Ocean Rowing Club Trust and proved to me through satisfactory evidence, which was a Massachusetts Driver's License, to be the person whose name is signed to the preceding document, and advised me that she signed it voluntarily for the stated purpose.

Suzanne J. Stearns

Suzanne J. Stearns, Notary Public
My commission expires 11/1/71



SUZANNE J. STEARNS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
11/1/71

William Francis Galvin
Secretary of the Commonwealth of Massachusetts



Corporations Division

Business Entity Summary

ID Number: 001104573

[Request certificate](#)

[New search](#)

Summary for: PAUNOR REALTY, LLC

The exact name of the Domestic Limited Liability Company (LLC): PAUNOR REALTY, LLC

Entity type: Domestic Limited Liability Company (LLC)

Identification Number: 001104573

Date of Organization in Massachusetts:
04-10-2013

Last date certain:

The location or address where the records are maintained (A PO box is not a valid location or address):

Address:

City or town, State, Zip code,
Country:

The name and address of the Resident Agent:

Name: MARC R. DESHAICS, ESQ.

Address: 388 COUNTY ST. C/O PERRY, HICKS, AND DESHICS, LLP

City or town, State, Zip code, NEW BEDFORD, MA 02740 USA
Country:

The name and business address of each Manager:

Title	Individual name	Address
MANAGER	NORMAN SHURTLEFF	8 BURGESS POINT RD. WAREHAM, MA 02571 USA

In addition to the manager(s), the name and business address of the person(s) authorized to execute documents to be filed with the Corporations Division:

Title	Individual name	Address
SOC SIGNATORY	NORMAN SHURTLEFF	8 BURGESS POINT RD. WAREHAM, MA 02571 USA
SOC SIGNATORY	MARC R. DESHAIES ESQ.	388 COUNTY ST. NEW BEDFORD, MA 02740 USA

The name and business address of the person(s) authorized to execute, acknowledge, deliver, and record any recordable instrument purporting to affect an interest in real property:

Title	Individual name	Address
REAL PROPERTY	NORMAN SHURTLEFF	8 BURGESS POINT RD. WAREHAM, MA 02571 USA

Consent
 Confidential Data
 Merger Allowed
 Manufacturing

View filings for this business entity:

- Annual Report
- Annual Report - Professional
- Articles of Entity Conversion
- Certificate of Amendment
- Certificate of Organization

[View filings](#)

Comments or notes associated with this business entity:

[New search](#)

Location: 44 FRUIT ST Parcel ID: 28 262 Zoning: RC Fiscal Year: 2013

Current Owner Information:
 GOMES ANTONE
 44 FRUIT ST
 NEW BEDFORD, MA 02740

Current Sales Information:
 Sale Date: 02/08/2011
 Sale Price: \$100.00
 Legal Reference: 9986-60
 Grantor: GOMES ANTONE,

Card No. 3 of 1

This Parcel contains 0.064 acres of land mainly classified for assessment purposes as Three-Fam with a(n) Three Family style building, built about 1902, having Asbestos extenor, Asphalt Shingles roof cover and 1872 Square Feet, with 3-unit(s), 12 total room(s), 6 total bedroom(s) 3 total bath(s), 0 3/4 baths, and 0 total half bath(s).

Building Value: 59500 Land Value: 67300 Yard Items Value: 0 Total Value: 126800



Fiscal Year 2013		Fiscal Year 2012		Fiscal Year 2011	
Tax Rate Res.:	14.33	Tax Rate Res.:	13.76	Tax Rate Res.:	12.88
Tax Rate Com.:	29.54	Tax Rate Com.:	28.44	Tax Rate Com.:	27.14
Property Code:	105	Property Code:	105	Property Code:	105
Total Bldg Value:	59500	Total Bldg Value:	53600	Total Bldg Value:	75200
Total Yard Value:	0	Total Yard Value:	0	Total Yard Value:	0
Total Land Value:	67300	Total Land Value:	69200	Total Land Value:	71100
Total Value:	126800	Total Value:	132800	Total Value:	146300
Tax:	\$1,917.05	Tax:	\$1,827.33	Tax:	\$1,884.35

Disclaimer: Classification is not an indication of uses allowed under city zoning. This information is believed to be correct but is subject to change and is not warranted.

Assessment and Sales Report

Location & Ownership Information

Address: 44 Fruit St, New Bedford, MA 02740-2064

Map Ref.: M:0028 L:0262 Zoning: RC

Owner 1: Antine Gomes "Sweet" "Joke"

Owner 2:

Owner Address: 44 Fruit St, New Bedford, MA 02740-2064

Property Information

Use:	3-Family Residential	Style:	Mult-Unit B1
Levels:	3	Lot Size:	0.06 Acres (2600 sqft.)
Year Built:	1902	Total Area:	3200 sqft.
Total Rooms:	12	Living Area:	1872 sqft.
Bathrooms:	6	First Floor Area:	0 sqft.
Full Bath:	3	2nd Floor Area:	0 sqft.
Half Bath:	0	3rd Floor Area:	0 sqft.
Basement:	0	4th Floor Area:	0 sqft.
Attic:	0	5th Floor Area:	0 sqft.
Garage:	0	6th Floor Area:	0 sqft.
Pool:	0	7th Floor Area:	0 sqft.
Condition:	Fair	8th Floor Area:	0 sqft.

Assessment Information

Land Value:	12,000,000	Land Use Value:	0
Structure Value:	0	Structure Use Value:	155
Personal Property Value:	0	Personal Property Use Value:	13.75
Other Value:	0	Other Use Value:	28.44
Other Use Value:	0	Other Value:	28.44
Total Value:	12,000,000	Total Use Value:	69.63

OWNERSHIP
 GOMES ANTONIE
 44 FRUIT ST
 NEW BEDFORD
 MA 02740

NARRATIVE DESCRIPTION
 This Parcel contains .064 Acres of land mainly classified as 3 Family with (a) 3 FAMILY Building Built about 1902, Having Primarily Asbestos Exterior and Asphalt Roof Cover, with 3 Units, 3 Baths, 0 Half Baths, 0 3/4 Baths, 12 Rooms, and 6 Bathrooms.

IN PROCESS APPRAISAL SUMMARY

Year	Market Adj. Cost	Market Value	Assessed Value	Ratio
2009	93,400	93,400	76,500	0.064
2008	93,400	93,400	76,500	0.064
2007	93,400	93,400	76,500	0.064
2006	93,400	93,400	76,500	0.064
2005	93,400	93,400	76,500	0.064
2004	93,400	93,400	76,500	0.064
2003	93,400	93,400	76,500	0.064

PREVIOUS ASSESSMENT

Year	Market Adj. Cost	Market Value	Assessed Value	Ratio
2009	93,500	93,500	76,500	0.064
2008	98,600	98,600	76,500	0.064
2007	98,600	98,600	76,500	0.064
2006	92,900	92,900	76,500	0.064
2005	62,500	62,500	76,500	0.064
2004	79,400	79,400	76,500	0.064
2003	62,500	62,500	76,500	0.064
2002	49,500	49,500	76,500	0.064

SALES INFORMATION

Date	Price	Year	End Roll
12/18/2008	170,000	170,000	Year End Roll
11/29/2007	175,100	175,100	Year End Roll
12/18/2006	178,100	178,100	Year End Roll
11/19/2005	172,100	172,100	Year End Roll
9/21/2004	141,700	141,700	Year End Roll
12/18/2004	158,600	158,600	Year End Roll
11/5/2004	141,700	141,700	Year End Roll
12/22/2002	94,300	94,300	Year End Roll

BUILDING PERMITS

Date	Permit No.	Year	End Roll
7/1/1993	873-93	FORCH	300C
5/1/1996			300C

PROPERTY FACTORS

Factor	Value
ZRC	2RESC
EXC	100
ABOVE ST	3
NOMINAL	3

LAND SECTION (First 7 lines only)

Section	Area	Value
105-3 Family	1.0	2800
Prime Site	1.0	10.75
Site	2.5	25.63
Total		76,540

ACTIVITY INFORMATION

Date	Activity	Year	End Roll
6/28/2009	M	12	KS
8/6/2003	M	02	MG
5/11/1996	M	04	SM
1/1/1993	M&L	05	JMD

VERIFICATION OF VISIT NOT DATA

Date	Value
76,540	76,500

PAT. ACCT.

Date	Value
4/14/1GR	4260

OTHER ASSESSMENTS

Assessment	Value
105-3 Family	2800
Prime Site	10.75
Site	25.63
Total	76,540

PROPERTY FACTORS

Factor	Value
ZRC	2RESC
EXC	100
ABOVE ST	3
NOMINAL	3

