

**REPORT OF THE BROMFIELD HOUSE COMMITTEE
TO THE HARVARD SELECT BOARD**

APRIL 15, 2021



Submitted by:

Rich Maiore, Chair

Bill Ference, Vice Chair

Pam Marston

Pat Jennings

SusanMary Redinger

Steven Ford

1. Overview

The Bromfield House Disposition Committee was charged with leading a public process to investigate and propose a future use for the Bromfield House property located at 39 Mass Ave.

Per our charter, the Committee “will research the value of and potential uses for the entire property as is, the value of the house if sold or moved separately, and potential value to the Town and uses for the land, should it be retained by the Town. The Committee will run at least two public information sessions that will solicit public input and develop other means of collecting public feedback.”

The Committee is comprised of one member each of the Select Board, School Committee, and Historic Commission, and three citizens-at-large. The Bromfield Trust was invited but declined to participate on the Committee, although a member was in attendance at most, if not all, meetings. The following pages summarize the Committee’s process, due diligence, and recommendation to the Select Board.

2. Idea Solicitation & Vetting Process

a. Vetting Criteria

The Committee first developed a set of criteria to guide its decision making while reviewing options. The criteria were:

- Aesthetic impact
- Fiscal impact
- Functionality for town residents
- Durability and sustainability
- Taking into account the conditions of the Bromfield Trust will
- Recognition of the parcel’s proximity to the schools

b. Initial Survey (1/15/2021)

To solicit ideas from town residents, the Committee created an online survey and shared it on Nextdoor and with the leaders of all town Boards and organizations, to be shared with their respective members. The survey received more than 210 responses.

Submitted ideas included:

- Sell the house and land as a private residence
- Dog park/garden/outdoor space
- Athletic fields/Softball field
- Sell house to a buyer who will move it
- Land Back (Nipmuc Nation)
- Senior Housing/Affordable Housing

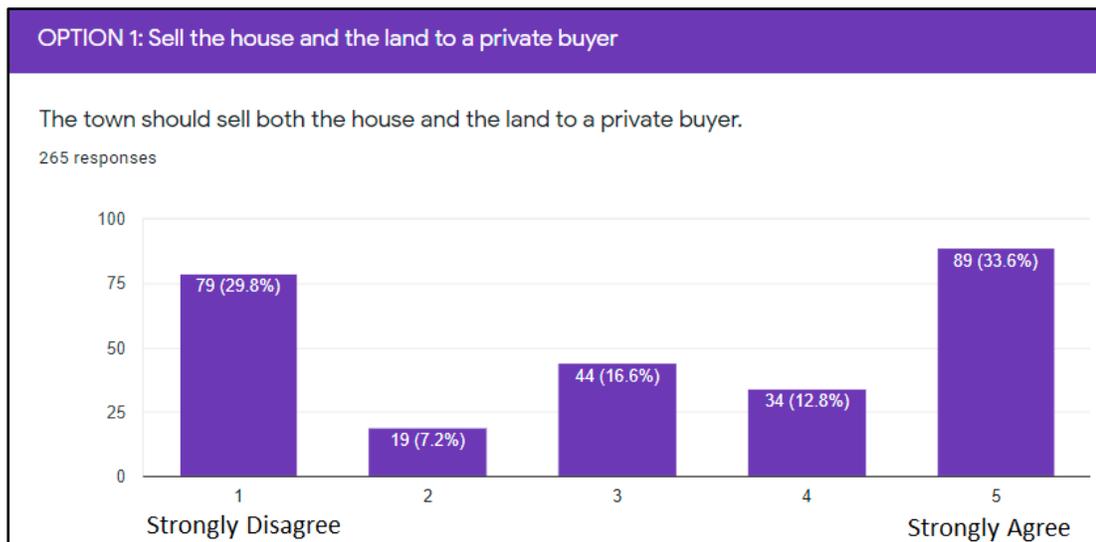
- Food Garden
- Community Center/Rec Center
- Fire Station
- Rehab the building using student and resident help, as a learning opportunity
- Commercial offices for lease
- Restaurant/ Bed & Breakfast
- Parking Lot
- Artist Studio/Group Home/Wellness Center
- Harvard Historical Society
- Still River Post Office
- Cyclist center/Snack Shop
- Leave the lot empty/undeveloped for future school use

The Committee pared down the list based on our vetting criteria and current zoning restrictions.

c. Second Survey (1/29/2021)

The Committee then conducted a second survey seeking to understand public sentiment towards the vetted options. The second survey received 265 responses and 90 comments. Note that the survey results are only representative of the respondents, and are not statistically valid in terms of representing all town residents.

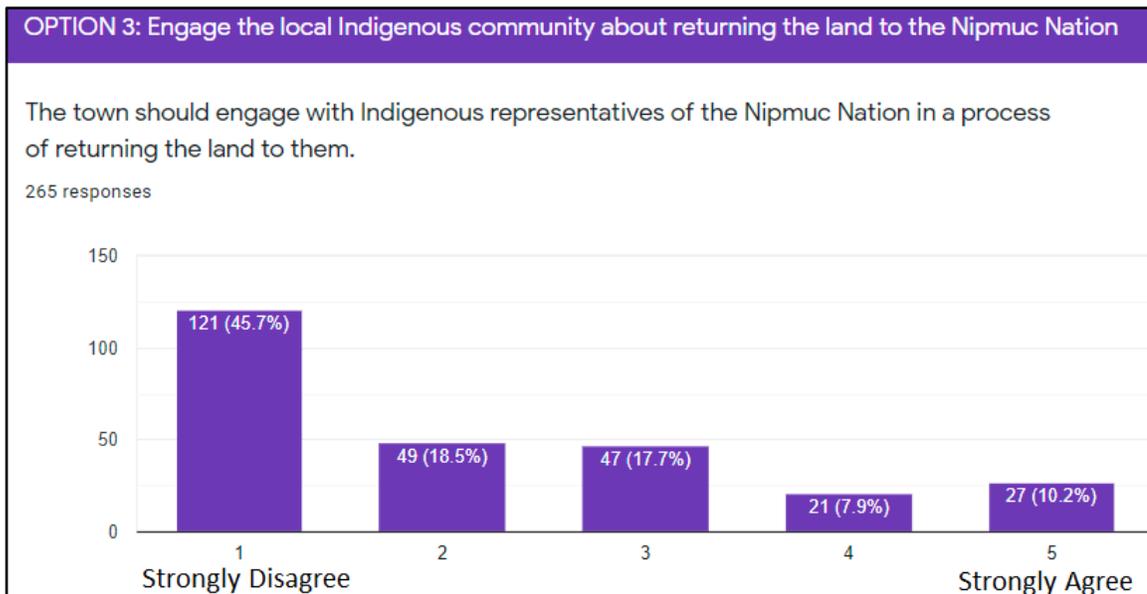
Question #1 asked about selling the land/house to a private buyer. Responses were generally split between strong opposition (34%) and strong support (30%).



Question #2 asked about the town retaining ownership of the land but not the house. Responses were again generally split between strong opposition (23%) and strong support (34%).



Question #3 asked about giving the land back to the Nipmuck Nation, and revealed strong opposition (46%) and limited strong support (10%).



3. Research & Due Diligence

The Committee then researched the feasibility and implications of each option. For use of the house itself, we ruled out options that did not align with the criteria or zoning by-laws (e.g., creating a restaurant, pub, museum, gift shop, youth center or wellness center). For use of the land, we ruled out returning it to the Nipmuc Nation, and the creation of a dog park, skate park, fire station, or parking lot. Our research and due diligence included:

a. Converting the house to apartments

We spoke with three local developers/contractors about the possibility of converting the home into apartments. Given the house's layout and amount of work, none of the developers believe it is possible to convert the home into any more than 3-4 small apartments. And none believe such a project would be financially worthwhile or profitable. This is a small sample size and certainly does not rule out the possibility a developer could express interest in converting the home to apartments.

b. Determining value of assets in the home

The Committee researched the potential resale value of items to be removed from the house if the town were to deconstruct it. An expert in historic home renovation from Boston toured the home with a Committee member, and concluded that the house contains no items of significant value.

c. Potential sale of the house and land

The Committee believes there would be a strong market for the property due to its location, history, and style. The Committee solicited estimates from three local realtors (See attachments 1 -3)). The three estimates were \$800k, \$750-850k, and \$450k.

The funds derived from the sale of the house and land would be used for educational purposes by the School Committee and/or Bromfield Trustees. At the moment there is no consensus between Town Counsel and the Bromfield Trust's legal counsel on the potential uses and control of the sale proceeds. In a recent letter to the Select Board Chair (see attachment 8), the Town Counsel provides his perspective on allowable uses of the sale proceeds.

The town would receive approximately \$10,000-\$12,000 in annual tax revenue if the house and land were sold to a private buyer.

One concern raised by the Committee and members of the public is the potential for a future homeowner to make dramatic changes to the exterior of the house and property, since the property does not fall within the town's historic district. Should the town determine to sell the house and land, the Committee recommends exploring the expansion of the historic district to include this parcel or at least place some restrictions on the house, including a demolition restriction.

d. Selling the home for relocation

The Committee explored the potential of selling the house structure to be relocated to another parcel by a private buyer. An expert in house relocation confirmed the feasibility of relocating the house to a nearby location. Estimated relocation costs could reach above \$250,000. The Committee received inquiries from two local residents interested in exploring this option.

In this scenario, the town would sell the house structure for a nominal amount, and the buyer would incur the relocation costs. The town would be responsible for the remediation of the land once the house is removed. Such costs would include filling the house's foundation and removing any submerged tanks, estimated at approximately \$50,000.

e. Converting the land to a Softball or Athletic Field

The Committee engaged with the Parks & Recreation Committee to determine the need and interest in using the land for a full-sized regulation softball field. Parks & Recreation provided schematics (see attachment 4) that demonstrate it is possible to fit a regulation size softball field within the parcel. To do so, however, the home plate or the outfield fence (depending on the placement of the field) would likely abut Route 111/Mass. Ave.

Based on present information, the Committee believes it may be difficult to place a field on the property. We, however, also believe this option requires further research and discussion on lay-out, dimensions and wetlands location.

4. Recommendation

The Committee recommends the town retain ownership of the land, and seek a private buyer to purchase and relocate the house structure.

The vote of the Committee was 4-2 (4 votes to retain ownership of the land, and 2 votes to sell the house and land outright). While the future use of the property is yet unknown, the Committee's majority believes it would be short-sighted to relinquish such a vital parcel in the center of town. This recommendation also takes into consideration the School Committee's request to preserve the land for a future use.

We recommend the town put a two-year time limit on selling the house. The sale and removal of the house to a different location is likely to be complex, and a two-year window may be necessary to find a prospective buyer and give them enough time to relocate the house.

If after the two-year window the house has not been sold, the Committee recommends the Select Board revisit options.

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April 7, 2021

VIA FIRST CLASS MAIL
AND ELECTRONIC MAIL

Timothy Bragan
Town Administrator
Harvard Town Hall
13 Ayer Road
Harvard, MA 01451

RE: Sale and Use of 39 Massachusetts Avenue,
Harvard, Massachusetts known as the "Bromfield House"

Dear Tim:

In the course of discussing the potential sale and/or use of the above referenced property and sale proceeds, several questions have arisen concerning (1) the permissible use(s) of the proceeds of the sale of the property; (2) the meaning of "educational purposes" in the context of the use of the land if ownership of it is retained by the Town; and (3) which entity or body may manage and distribute the proceeds of the sale of the property. I address each of these issues, in turn, below.

Use of the Proceeds of the Sale

I addressed this issue in my letter to you dated April 25, 2018 concerning the above-referenced property. A copy of the letter is attached.

In that letter, I stated that the consent decree issued by the Worcester County Probate and Family Court on February 10, 1981 ("The 1981 Decree"), among other things, authorized and directed the Trustees of the Bromfield School to convey, as a gift, the Bromfield House property to the Town of Harvard, to be

held and managed by the School Committee primarily for educational purposes. With respect to the Bromfield House property, the consent decree further provided that if it is ever sold, the proceeds of the sale shall be used for the educational purposes set forth in the Trust under the Will of Margaret B. Blanchard. The specific educational purposes set forth in the Trust are funding the construction of the original Bromfield School building and (1) keeping the Bromfield School buildings and grounds in suitable repair; (2) purchasing accessory books and apparatus for the use of the Bromfield School; (3) providing instruction for a limited number of pupils of talent and promise whose parents may not be able to pay for it; (4) for defraying such other expenses of the conduct of the Bromfield School and, generally, (5) to superintend, manage and conduct the school for the best good of the pupils and the public. The use of such funds was not restricted to any one particular educational purpose. Rather, the funds can be used for any of these 5 purposes.

In the decree issued by the Worcester County Probate and Family Court on July 6, 1961 (copy attached), the Court authorized the Trust to establish a scholarship fund and grant scholarships using certain funds in the Trust. This decree does not, however, relate to the proceeds of the sale of the Bromfield House property.

Educational Purposes

The term "educational purposes" is not defined in the Town's Protective Bylaw which regulates the uses of land in the Town. Several Massachusetts appellate court decisions have addressed the meaning of the term in the context of the exemption of nonprofit educational uses of land from local zoning regulations known as the "Dover Amendment".

In the case of Regis College v. Weston, 462 Mass. 280, 285-291 (2012), the Massachusetts Supreme Judicial Court articulated a two-pronged test to determine whether a proposed use falls within the protections of the Dover Amendment as an educational use. First, the use must have as its "bona fide goal something that can reasonably be described as 'educationally

significant.'" Id. at 285, quoting Whitinsville Retirement Soc'y, Inc. v. Northbridge, 394 Mass. 757, 761 n.3 (1985). Second, the educationally significant goal must be the "'primary or dominant' purpose for which the land or structures will be used." Regis College, supra, quoting Whitinsville Retirement Soc'y, Inc., supra at 760. Education encompasses that which is "particularly directed to either the mental, moral, or physical powers and faculties, but in its broadest and best sense it relates to them all." Whitinsville Retirement Soc'y, Inc., 394 Mass. at 759.

Applying this broad definition of educational purposes to some of the uses of the Bromfield House property that have been discussed, use of the land by the Town for school athletic fields and associated parking, in my opinion, would be an educational use, as long as it were the principal use. Incidental use of such fields and parking area by other organizations would be permitted. Use for parking for the Town Library would also be a use associated with an educational use. Uses for other municipal purposes such as town administration, public safety, parks, public works, human services, etc., in my opinion, would not be educational uses or uses accessory to educational uses.

In the 1981 Decree, the Court contemplated that the Bromfield House Property may someday be sold and used for noneducational purposes by the buyer. However, the Court did not address the issue of the permissible uses of the land if ownership of it were retained by Town after the School Committee declared it surplus. If the land is not sold and will not be used for a purpose that is clearly educational, I recommend that clarification or modification of the 1981 Decree be sought by petition to the Court.

Management and Distribution of the Proceeds of the Sale

In the 1981 Decree, the Court did not specify which body or entity is authorized to manage and expend the proceeds of the sale of the Bromfield House Property. Since the property

is Town-owned real estate, the proceeds of the sale will be town funds and their disposition is governed by Massachusetts General Laws Chapter 44, Section 63. This law requires that the proceeds of the sale of municipal real estate in excess of \$500 must be used to pay off any outstanding debt incurred to purchase the real estate, and, if there is no such debt, may be used for any purpose or purposes for which the town is authorized to incur debt for a period of five years or more. Such purposes are limited to the 5 education purposes enumerated above. Since the School Committee is town body which is authorized to expend town funds for educational purposes, it could expend the proceeds of the sale for any or all of those 5 purposes. Alternatively, the Town, by town meeting vote, could transfer the funds to the Trust to be expended for those purposes.

Please let me know if additional clarification of this matter is needed.

Thank you very much.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'Mark J. Lanza', with a long horizontal flourish extending to the right.

Mark J. Lanza
Town Counsel,
Town of Harvard

MJL/ms
Encl.'s

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April 25, 2018

VIA FIRST CLASS MAIL
AND ELECTRONIC MAIL

Timothy Bragan
Town Administrator
Harvard Town Hall
13 Ayer Road
Harvard, MA 01451

RE: Use of the Proceeds of Sale of 39 Massachusetts Avenue,
Harvard, Massachusetts known as the Bromfield House

Dear Tim:

On November 26, 2013, I opined that the proceeds of the sale of the above-referenced property must be used for certain educational purposes set forth in the Trust established under the Will of Margaret B. Blanchard. Recently, a question arose as to whether certain probate documents concerning the Estate of Margaret B. Blanchard dated May 27, 1940, July 6, 1961 and July 1, 1963 provide that the sale proceeds may be used different purposes than those set forth in my opinion. For the reasons discussed below, the short answer to the question is no.

BACKGROUND

Will of Margaret Bromfield Blanchard

Harvard resident and benefactor Margaret Bromfield Blanchard made her last will and testament on November 3, 1871 and amended it on September 21, 1875 by replacing the named executor of her estate with another person. Ms. Blanchard died on November 29, 1876.

The Trustees of the Bromfield School

Ms. Blanchard's will provided for the establishment of a trust for educational and charitable purposes. On March 2, 1908, The Trustees of the Bromfield School was incorporated as a charitable and educational organization for the purpose of administering the Ms. Blanchard's testamentary trust (the "Trust").

The specific educational purposes set forth in the Trust are funding the construction of the original Bromfield School building and (1) keeping the Bromfield School buildings and grounds in suitable repair; (2) purchasing accessory books and apparatus for the use of the Bromfield School; (3) providing instruction for a limited number of pupils of talent and promise whose parents may not be able to pay for it; (4) for defraying such other expenses of the conduct of the Bromfield School and, generally, (5) to superintend, manage and conduct the school for the best good of the pupils and the public.

The parcel of land at 39 Massachusetts Avenue was one of the assets in Ms. Blanchard's estate which she devised for educational purposes. According to the Assessor's records, the building on the land known as the Bromfield House was built in 1900. The property was held and administered by the Trustees of Trust.

The Probate & Family Court Decree of May 27, 1940

On May 27, 1940, the Worcester County Probate and Family Court issued a decree in which it authorized The Trustees of the Bromfield School, among other things, to lease the land and building known as the Bromfield House, then used as a residence for the Principal of the Bromfield School, to the Town of Harvard for such purpose. There is no mention in this decree of the purposes for which the proceeds of the sale of the property must be used, if it were to be sold.

The Probate & Family Court Decree of July 6, 1961

The decree issued by the Worcester County Probate and Family Court on July 6, 1961 does not mention the Bromfield House property.

The Probate & Family Court Decree of July 1, 1963

The decree issued by the Worcester County Probate and Family Court on July 1, 1963 does not mention the Bromfield House property.

The Probate & Family Court Consent Decree of February 10, 1981

The consent decree issued by the Worcester County Probate and Family Court on February 10, 1981, among other things, authorized and directed the Trustees of the Bromfield School to convey, as a gift, the Bromfield House property to the Town of Harvard, to be held and managed by the School Committee primarily for educational purposes. With respect to the Bromfield House property, the consent decree further provided that if it is ever sold, the proceeds of the sale shall be used for the educational purposes set forth in the Trust under the Will of Margaret B. Blanchard (see above).

The reference in the February 10, 1981 Consent Decree to the earlier decrees of the Court issued on May 27, 1940, July 6, 1961 and July 1, 1963 was included to make it clear than any inconsistent provisions of those prior decrees are superseded by the 1981 Consent Decree. To the extent that any such inconsistencies existed, they did not relate to the use of the proceeds of the sale of the Bromfield House property as the prior decrees did not address the subject.

In accordance with the February 10, 1981 Consent Decree, on June 2, 1982, the Trustees of the Bromfield School, for nominal consideration, conveyed the Bromfield House property to the Town of Harvard, acting by and through its School Committee, for educational purposes.

A copy of the Will of Margaret B. Blanchard, the amendment to the Will, the Worcester County Probate and Family Court Decrees of May 27, 1940, July 6, 1961 and July 1, 1963 and the Consent Decree issued by the Court on February 10, 1981 are enclosed.

SUMMARY AND CONCLUSION

If the Bromfield House property is ever sold by the Town, the proceeds of the sale must be used for the educational purposes set forth in the Trust under the Will of Margaret B. Blanchard. The Worcester County Probate and Family Court Decrees of May 27, 1940, July 6, 1961 and July 1, 1963 do not specify the purposes for which such sale proceeds shall be used.

If additional clarification of this matter is needed, please do not hesitate to contact me.

Very truly yours,



Mark J. Lanza
Town Counsel,
Town of Harvard

MJL/ms
Encl.'s

"A"

I, Margaret Broadfield Blanchard, of Harvard, within the County of Worcester and Commonwealth of Massachusetts, widow, being in good health of body and of sound disposing mind and memory, but deeply sensible of the uncertainty of life and of my accountability to God in the disposal of my property, do, hereby revoking and making void all Wills heretofore made by me, Make and Publish this my last Will and Testament, in manner following:

1st I desire and direct that my body be buried by the side of my husband and parents in the family lot at Harvard, and that my name and age, with the following words, "Widow of the Rev^d I. H. T. Blanchard and Daughter of the Rev^d Eliphalet Pearson", be inscribed on a granite stone within the same: Also that all my just debts and funeral expenses be paid as soon as conveniently may be after my decease.

2nd I give and bequeath to the Massachusetts General Hospital the sum of Four thousand dollars upon the trusts and uses following: that is to say, Upon trust that said Corporation shall invest, and keep invested, the said sum in safe and productive Stocks and Securities, real or personal, and shall apply the interest and profits arising therefrom, semiannually, to the support and relief of patients under the care of the said Corporation in Boston.

3rd I give and bequeath to the First Congregational Society in Harvard Two thousand dollars, in Trust, nevertheless, to hold and keep the same invested in safe and productive securities, real or personal, and to apply the interests and profits arising therefrom, semiannually, in aid of the support of a Christian pastor therein.

4th. As an expression of sympathy and affectionate remembrance, I give and bequeath to the friends herein designated, all of whom are resident in this Commonwealth, the following sums, viz: To my Cousin, John Rogers, of Boston, Four thousand dollars: to Mary H. Marsh, of Lynn, One thousand dollars: to Mrs. Louisa A. Rice of Worcester, - and, if she be deceased, to her daughter, One thousand dollars: to Edward A. Rice, her son, who was named after my deceased Brother, Edward, Five hundred dollars: to Mary H. Cornelius, of Newton Centre, daughter of the late Rev. Elias Cornelius, Five hundred dollars: to Mrs. M. A. Reed, wife of Daniel Reed, of Easton, Three hundred dollars: and to Mrs. Sarah Merrill, wife of Wm. Merrill, of Springfield, Three hundred dollars. Also, I give and bequeath to Mrs. M. A. Burnham, wife of Henry L. Burnham, of Dumbarton in the State of New Hampshire, Three hundred dollars. And in respect to all the legacies bequeathed in this Article, except that to Mary H. Marsh of Lynn, which, if I survive her, is to lapse, and that to Louisa A. Rice, which, if she decease before me, is to go to her daughter, I order and direct that, if any other legatee herein named be deceased at the time of my death, the legacy to which he, or she, would otherwise be entitled, shall not lapse, or fall into my general Estate, but be paid by my Executor to his, or her, respective heirs at law by right of representation.

5th. Feeling the paramount importance of educating our emancipated fellow beings in the Southern States, I give and bequeath to my Executor the sum of Two thousand dollars; to be paid by him in such manner as he, in his discretion, shall deem most likely to promote the interests of education among them.

6th. I give and bequeath to Hannah Osborn, if she survive me, the wife

of Hiram Osborn, in token of my esteem and gratitude for her personal care and attention, the sum of One thousand dollars; the same to be for her sole and separate use, and subject to her sole order and disposal.

7th. I give and devise to Daniel D. Slade, of Chestnut Hill, in Newton, Physician, the Lot of land on which I reside in Harvard, being twenty five acres, more or less, and the House and buildings thereon; And it is my wish and hope that he may occupy and retain the same as a family mansion for himself and his children: Also, the Lot called the Wetherbee lot, of one and three quarter acres: Also, three acres of meadow land,--to have and to hold the same to the said Daniel D., his heirs and assigns, in fee simple forever.

8th. I give and bequeath to my Executor all my live stock, wagons, carriages, farm produce and utensils; also, my books, maps, manuscripts, pictures, silverplate, furniture, clothing and household goods and effects: and I request him to divide and distribute the same as I shall, in any writing, signed by me and addressed to him for this purpose, direct; And, if there be no such writing, as he, in his discretion, may think best.

9th. Having long desired, in conformity with the wishes of my deceased parents, to establish a School in the town of Harvard, in which the higher branches of education should be taught upon the site that, for nearly half a century, was the chosen residence of my Grandfather, Henry Bromfield, and to connect with such an Institution the memory of his name,--of that of his Son Henry, late of Chottenham in England, and of his Nephew John, late of Boston in this Commonwealth,--through whose bounty I am enabled to accomplish my wish,-- and humbly imploring the Divine blessing upon this attempt to confer a publick benefit and to do honor to good and venerated relatives, I do Ordain and direct as follows: I give and devise the Rest and Residue of my Estate, real, personal and mixed, including therein the Homestead of

Six acres, or thereabouts, in Harvard, formerly occupied by my Grandfather aforesaid, which I purchased and have retained for this purpose for the last thirteen years past, unto Henry B. Rogers, my Executor, Andrew P. Peabody, of Cambridge, A. A. Miner, of Boston, H. H. Barber, of Somerville, Edmund H. Sears of Weston, Washington Gilbert, of West Newton, clergyman, Edward Laurence of Charlestown, Manufacturers, Daniel D. Blane, aforesaid, physician, Gardner Wetherbee, of Boston, proprietor, and George Fletcher, of Harvard, Merchant, within this Commonwealth, to have and to hold to them and to their survivors, successors and assigns forever, upon the Trusts and to and for the Uses and Purposes following, and no other, namely:

1. In trust, as soon as may be after my decease, to erect on said Homestead Lot a substantial, well proportioned and convenient brick School House, which shall be capable of accomodating from sixty to one hundred pupils. And I direct that the said School House shall be simple and harmonious in style and free from useless or expensive decoration, inside or outside. And it is my wish and hope that its Cost, including the necessary furniture and the preparation of the grounds about it, may not exceed the sum of from fifteen to twenty thousand dollars; but, having full faith in the fidelity, prudence and good judgment of my trustees in carrying into effect the purpose I have in view, I deem it best not to direct them in this particular, and, therefore, leave the Cost, as well as the general plan and arrangement of the edifice, and all subsidiary matters in relation to the same, to their best wisdom and discretion. I order, however, that the Building shall at all times be kept fully insured against loss by fire; and that the words, 'Bromfield School', shall be cut on a stone tablet to be affixed to its front, and that by this name it shall always be known and designated.

2. In trust to invest and keep invested, the Balance of said Rest and Residue, which shall remain after the cost of erecting said School House shall have been paid, in good and productive Stocks and Securities, real or personal, and, from time to time, and at their discretion, to exchange the same for other good and productive Stocks and Securities, real or personal, to be holden on the same trusts and to and for the same uses.

3. In trust to apply the interest, income and profits arising from said Balance, from time to time, and in such amounts and proportions, as to them may seem best, as follows, namely: to keeping said Building, and the grounds adjacent thereto, in suitable repair; to the purchase of necessary books and apparatus for the use of said School; to providing instruction for a limited number of pupils of talent and promise, whose parents may be unable to pay for it; and to defraying such other expenses in the conduct of the Institution as, in the judgment of the Trustees, may seem to be necessary or expedient.

4. In trust to superintend, manage and conduct the Institution, aforesaid, without pecuniary compensation, according to their best judgment and ability, and for the best good of the pupils and the public; prescribing such studies and making such rules and regulations, in relation to the same, from time to time, as to them may appear to be necessary or desirable for the attainment of a thorough education in some of the higher branches of School learning, and for the proper development and discipline of the religious and moral nature. And, whether said School shall consist of boys and girls, or of the latter only, I also leave to the judgment of said trustees; but, if boys are admitted, I order that their number shall always be one third less than that of the girls.

5. In case the Trustees under the Will of my deceased Brother, Henry, should hereafter be willing to locate the School for which he, in said Will, has made provision, upon the spot above selected by me, and which was dear also to him, as the residence of his Grandfather

and for many years of himself, I authorize my trustees to make any arrangements with them that may be necessary and proper in order to unite the two Institutions together, and increase the ability and utility of each. Such an union would be agreeable to me and in strict conformity with plans which were originally formed together, but which were prevented from being consummated by circumstances beyond our control.

6. I order that said Trustees shall hold stated meetings; shall make all proper and necessary rules and regulations for their own government; shall choose a President, Secretary and Treasurer, who shall retain their offices until others shall have been appointed in their stead; and that each of my trustees shall be held responsible for his own acts and omissions, but not for the acts or omissions of his fellows.

7. I order that the Board of Trustees shall at no time consist of less than seven persons; and if, by death, resignation, incapacity to act, or its own rules, vacancies occur in the body without reducing it to this number, it shall be optional with the Board to fill them, or not, as the best interests of the Institution may seem to it to require; but, if, from any cause, the number of Trustees at any time, be less than Seven, I order that the vacancy, or vacancies, be filled within six months from the time of their occurrence. And all elections shall be made by written ballots, given at a meeting which has been duly called by Notifications sent by the Secretary to each member, and specifying the purpose for which it is called:

And no person shall be a Trustee in the place of the persons herein named, or hereafter appointed, unless he shall have received seven votes in his favor, when the Board consists of ten persons, or six votes, when it consists of any other number.

10th. I request the Judge of Probate before whom this Will shall be proved that no Inventory may be ordered by him of my live stock, wagons, carriages, farm produce, or utensils, nor of my books, maps, manuscripts, pictures, silver plate, furniture, clothing, or household

goods and effects; Also, that no Probate Bonds, for the faithful discharge of the duties herein imposed, shall be required by him of my Executors herein named, nor of either of my Trustees under this Will, or of their successors in office.

11th. I direct that this Will shall operate and take effect upon any and all Estate, real and personal, of which I shall die possessed, or in which I shall have any interest or claim, whether the same be at this time in my possession, or be hereafter acquired.

12th. I hereby constitute and appoint Henry H. Rogers, of the City of Boston, in the County of Suffolk within this Commonwealth, Executor of this my Will; and, in case of his resignation or absence, I constitute and appoint George R. Hum, also of said Boston, Executor in his stead.

In Witness Whereof I, the said Margaret Bromfield Blanchard, have to this my last Will and Testament set my hand and seal this third day of November in the year of our Lord Eighteen hundred and seventy-one.

Margaret Bromfield Blanchard Seal

We, the Subscribers, hereby certify that the within written Instrument was signed, sealed, published and declared by the within named Margaret Bromfield Blanchard as and for her last Will and Testament, in the presence of each of us, who, at her request and in her presence, and in the presence of each other, have hereunto set our names as Witnesses, at said Harvard, on this third day of November in the year of our Lord Eighteen hundred and seventy one.

Anna L. Savago

Dani E. Goddard

Henry E. Goddard

Know all men by these Presents that I, Margaret Bromfield Blanchard, within the County of Worcester and Commonwealth of Massachusetts, Widow, being of sound disposing Mind and Memory, do make, publish and declare this Instrument as and for a Codicil to my last Will and Testament bearing date November the third in the year of our Lord Eighteen Hundred and Seventy five. - And I order and will that the same be considered and taken as a part thereof. _____

I revoke and make void so much of the Twelfth Article of said Will as contained in the following words, to-wit: "I constitute and appoint George W. Huber, also of said Boston, Executor in his stead;" - And, in place thereof I substitute and order as follows, to-wit: - I constitute and appoint John Rogers, aforesaid, also of said Boston, Executor in the stead of said George W. Huber; in case of the resignation, or decease, of said John, I constitute and appoint Daniel D. Glade, of Newton aforesaid, my Executor in the stead of the said John. _____ In witness whereof, hereby Confirming, said Will in all respects except as is herein above set forth, I, the said Margaret Bromfield Blanchard, have to this Codicil set my hand and seal this twenty first day of September, in the year of our Lord Eighteen Hundred and Seventy five. _____

Margaret Bromfield Blanchard

We the Subscribers hereby certify that the within written Instrument was signed sealed, published and declared by the within named Margaret the word ^{legally} ~~legally~~ was inserted and so signed

Promfield Blanchard as and for a Codicil to her last Will and
Testament, in the presence of each of us, who, at her request and in her
presence, and in the presence of each of us, have hereunto set our names
as witnesses, at said Harvard, this twenty first day of September
in the year of our Lord eighteen hundred and seventy five. —

L. A. & Mary E. Pearson }
Theobald Curriens }
John Farrington }

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

At a Probate Court holden at Worcester, in and for the said County of Worcester, on the twenty-seventh day of May in the year of our Lord one thousand nine hundred and forty

ON the petition in equity ~~of~~ ^{of} The Trustees of the Bromfield School a corporation duly organized under the laws of the Commonwealth of Massachusetts and having an usual ^{Petitioner} place of business in ~~against~~ Harvard, Worcester County, in said Commonwealth, Petitioner ~~against~~ Paul A. Dever of Cambridge, Attorney General, and the Inhabitants of the Town of Harvard

Praying for authorization to lease certain real estate to the Town of Harvard and to enter into an agreement with said Town, and to add certain portions of the income of the petitioner to the principal held by it under its charter and in accordance with the will of Margaret Bromfield Blanchard; it appearing that notice according to the order of the Court has been given to all parties interested, and all said parties have appeared and answered, after hearing and consideration, the Court doth order and decree that:

The petitioner, by its proper officers, hereby is authorized and directed:

1. To lease the real estate described in the petition, and amendment thereto, including the buildings thereon and the furniture in such buildings, to the Town of Harvard in accordance with the lease, a copy of which is attached to the petition as amended and marked "I C", and to execute such lease on behalf of the petitioner corporation.
2. To pay over annually such sums not exceeding one-half of the net income of the funds in the petitioner corporation's hands to the said Town to be applied by the said Town to the maintenance of a High School on the premises of the petitioner, such high school to be known as the Bromfield School, in accordance with the terms of the agreement between the petitioner and the Town of Harvard attached to the petition as amended and marked "I B", and to execute said agreement with the said Town.
3. To expend as the petitioner may deem advisable, for the purposes set forth in its charter and the purposes set forth in the will of Margaret Bromfield Blanchard, and in accordance with the provisions of Paragraph 5 of the Agreement marked "I B", so much of the remaining income of the petitioner corporation as is not paid over to the said Town.
4. To add, at the end of each fiscal year of the petitioner, all the funds of the petitioner which are not paid over to said Town or used by the petitioner for the purposes set forth in the will of Margaret Bromfield Blanchard, to the principal of the funds of the petitioner, and to hold the same in accordance with the said charter and the will of Margaret Bromfield Blanchard.
5. To pay to Lyman C. Sprague, Esquire, Town Counsel for the Inhabitants of the Town of Harvard, the sum of \$250.00 for his services and expenses in connection with this proceeding, said \$250.00 to be deducted by the petitioner from the half of the net income paid by the petitioner during the year 1940 to the Town of Harvard under the provisions of Paragraph 2 of this final decree.
6. To extend the Agreement "I B" in accordance with the terms therein set forth.
7. To extend the lease "I C" in accordance with the terms therein set forth.

Carl S. Wadsworth

A.C.111-3

COMMONWEALTH OF MASSACHUSETTS.

WORCESTER, SS.

PROBATE COURT.

At a Probate Court held at Worcester, in and for said County of Worcester, on the sixth day of July in the year of our Lord one thousand nine hundred and sixty-one.

ON the petition in equity of the trustees of the Bromfield School, of Harvard, in said County,

petitioner against the Attorney General of the Commonwealth of Massachusetts, and another,

respondents, praying for instructions in connection with the estate of Margaret B. Blanchard, late of said Harvard, deceased, as set forth in said petition, and for further relief,

It appearing that notice according to the order of the Court has been given to all parties interested and no persons objecting;

1. Said petitioner is authorized and directed to apply the income not paid over to the Town of Harvard under the decree of said Court dated May 27, 1940, as follows:

a. To establish a scholarship or scholarships from time to time to be administered by the Trustees of the Bromfield School in its discretion.

b. To select and choose, from time to time, and in its discretion, the recipients of such scholarship or scholarships who shall be graduates of the Bromfield School, being operated as a high school for the Town of Harvard.

c. To grant such scholarship or scholarships only to those who attend colleges, universities and scientific schools of the highest academic standards as the petitioner may, in its discretion, determine.

d. To continue such scholarship or scholarships so granted until the recipient or recipients thereof shall have finished his or her course at such college, university or school, and have received therefrom a degree of A.B. or S.B. or the equivalent thereof, provided that during his or her course, he or she maintains academic standards which meet the approval of the petitioner.

2. To convey to the Town of Harvard for school purposes a parcel of land in said Harvard containing 1.73 acres of land more or less situated to the south and west of The Bromfield School building.

3. In all other respects the decree dated May 27, 1940, shall remain in full force and effect.

Paul J. ...

A.C. 111-3

COMMONWEALTH OF MASSACHUSETTS.

WORCESTER, SS.

PROBATE COURT.

At a Probate Court held at Worcester, in and for said County of Worcester, on the first day of July in the year of our Lord one thousand nine hundred and sixty-three.

ON the petition in equity of the Trustees of The Bromfield School, of Harvard in said County,

petitioner against Edward W. Brooke, Attorney General of the Commonwealth of Massachusetts, and another,

respondents, praying for instructions, as set forth in said petition, and for further relief, in the matter of the trust estate of Margaret B. Blanchard, late of Harvard, in said County, deceased, for The Bromfield School;

It appearing that notice according to the order of the Court has been given to all parties interested and all parties interested assenting thereto:

After hearing and consideration, the Court orders and decrees that:

1. Notwithstanding the provisions contained in the decree of this Court entered May 27, 1940, upon the petition in equity of the above petitioner against the then Attorney General of the Commonwealth and the respondent Inhabitants of the Town of Harvard directing the petitioner to pay over annually such sums not exceeding one-half of the net income of the funds in the petitioner's corporation's hands to the said Town to be applied by the said Town to the maintenance of a High School on the premises of the petitioner, such High School to be known as the Bromfield School, in accordance with the terms of the agreement between the petitioner and the Town of Harvard attached to the petition as expanded and marked "I.B.", and to execute said agreement with the said Town, the petitioner hereby is authorized and directed hereafter to continue to pay over annually the said sums as provided in said decree to the respondent Town notwithstanding that the respondent Town will apply the said sums to the maintenance of the new High School known as Bromfield School in part upon the premises referred to in said decree and in part upon adjoining premises belonging to the respondent Town.

2. The petitioner be and it hereby is authorized to appropriate and expend from principal the sum of \$25,000.00 for the provision of a library to be known as the Margaret Bromfield Blanchard Library to be located in the new Bromfield School presently under construction by the Town of Harvard, \$15,000.00 of said amount to be paid forthwith to the Town of Harvard to be expended by it for furniture, fixtures, audio-visual equipment and basic books necessary for the current curricula of The Bromfield School, the balance of \$10,000.00 to be expended by the Trustees of The Bromfield School within five years from completion of the building after consultation with the School Committee of the Town of Harvard in the purchase of additional books for the said Library, any unexpended balance at the end of said five years to be paid to the Town of Harvard for such use as the School Committee shall determine.

[Handwritten signature of Judge of Probate Court]

Judge of Probate Court.

School and the Inhabitants of the Town of Harvard, dated May 27, 1940, and amended by Decree of this Court dated July 6, 1961, be further amended by the Agreement between the same parties dated June 16, 1980; and

2. The Trustees of the Bromfield School are authorized and directed to retain all income derived from the funds held by the Trustees and to apply the income as provided in the Decree of this Court dated July 6, 1961; and

3. The Trustees of the Bromfield School are authorized and directed to convey as a gift to the Inhabitants to the Town of Harvard, acting by and through their School Committee, the real estate with buildings thereon on Bromfield Street, Harvard, Worcester County, Massachusetts, presently used as the Superintendent's office, containing 2 acres, more or less, provided that said real estate and buildings be used primarily for educational purposes and if sold, the proceeds from such sale be used for the educational purposes set forth in the Trust under the Will of Margaret B. Blanchard.

DATED: February 10, 1981


Judge of the Probate Court

Assented to:

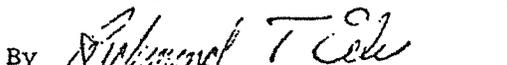
Trustees of the Bromfield School

By


Treas. Laurence Terry, Pres.

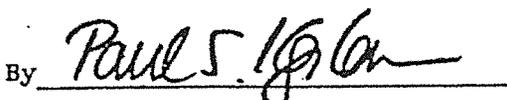
Inhabitants of the Town of Harvard
Acting by and through its School Committee

By


Town Counsel

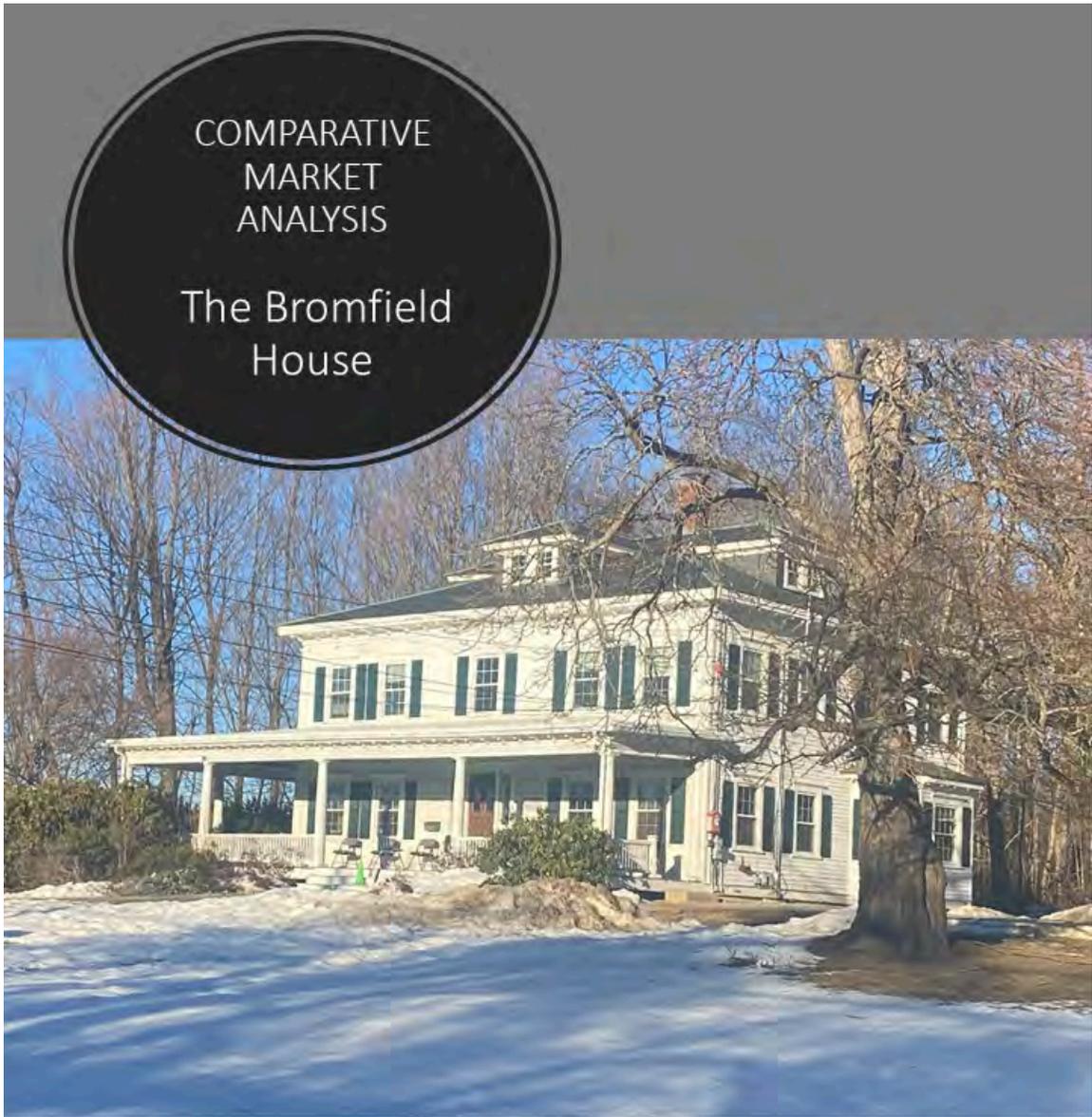
Attorney General of the Commonwealth of
Massachusetts

By



Paul S. Kaplan
Assistant Attorney General

The Bromfield House



Suzanne Dutkewych

Hazel & Company Real Estate

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Letter

March 8, 2021

To The Bromfield Committee:

Thank you for giving me the opportunity to provide you with a comparative market analysis for 39 Massachusetts Avenue, Harvard, MA. I appreciate the confidence you have given me for this critical task. My goal is to help you determine a price that represents the highest value in this 2021 spring market in Harvard, a seller's market with low inventory and many buyers. This can only be accomplished by thoroughly understanding comparable properties, in Harvard, that are on the market, under agreement and sold. To assist you in this regard, I've attached a detailed analysis. It has been prepared to ensure that you feel confident as we accomplish this important goal.

Pricing is critical in reaching buyers today since they are well informed by searching properties on the internet. I have included antique homes, as close to the town center as possible, over the past six months to help determine a pricing strategy that will encourage offers and bring a final sale within the shortest timeframe. In the current market, if priced competitively, homes are selling at the list price and in several instances they are receiving multiple offers and selling over the list price. There are many outstanding qualities of this property including the acreage near the town center, the location to the schools, library, pond, General Store and town common. The character and style of this home build in 1900 is appealing to many buyers with the original molding and quaintness of the interior. If marketed in the current condition, most buyers will factor in the cost of remodeling the kitchen, upgrading the two bathrooms and painting both the interior and exterior. Therefore, taking that into consideration, and the amount estimating approximately \$100,000, the pricing analysis indicates that the Bromfield House, if listed in this spring market, which is the best time of year to sell, should have a list price of \$800,000.

In choosing Hazel & Company as your Exclusive Listing Office, we will outline our marketing plan and options you will have for expansive exposure. In addition, we will keep you informed of the changing market with daily updates. This will be a working relationship between you, the seller, and us. Our firm has been in the real estate business, listing and selling in Harvard since 1951. The superior exposure and marketing we can offer gives us the cutting edge for attracting qualified and competent buyers. We are proud to be recognized as the #1 real estate firm, listing and selling the most properties in Harvard in 2020.

I look forward to hearing from you. While reviewing this report and considering your options, do not hesitate to call or email with questions or thoughts.

Sincerely,

Suzanne Dutkewych
Broker/Owner

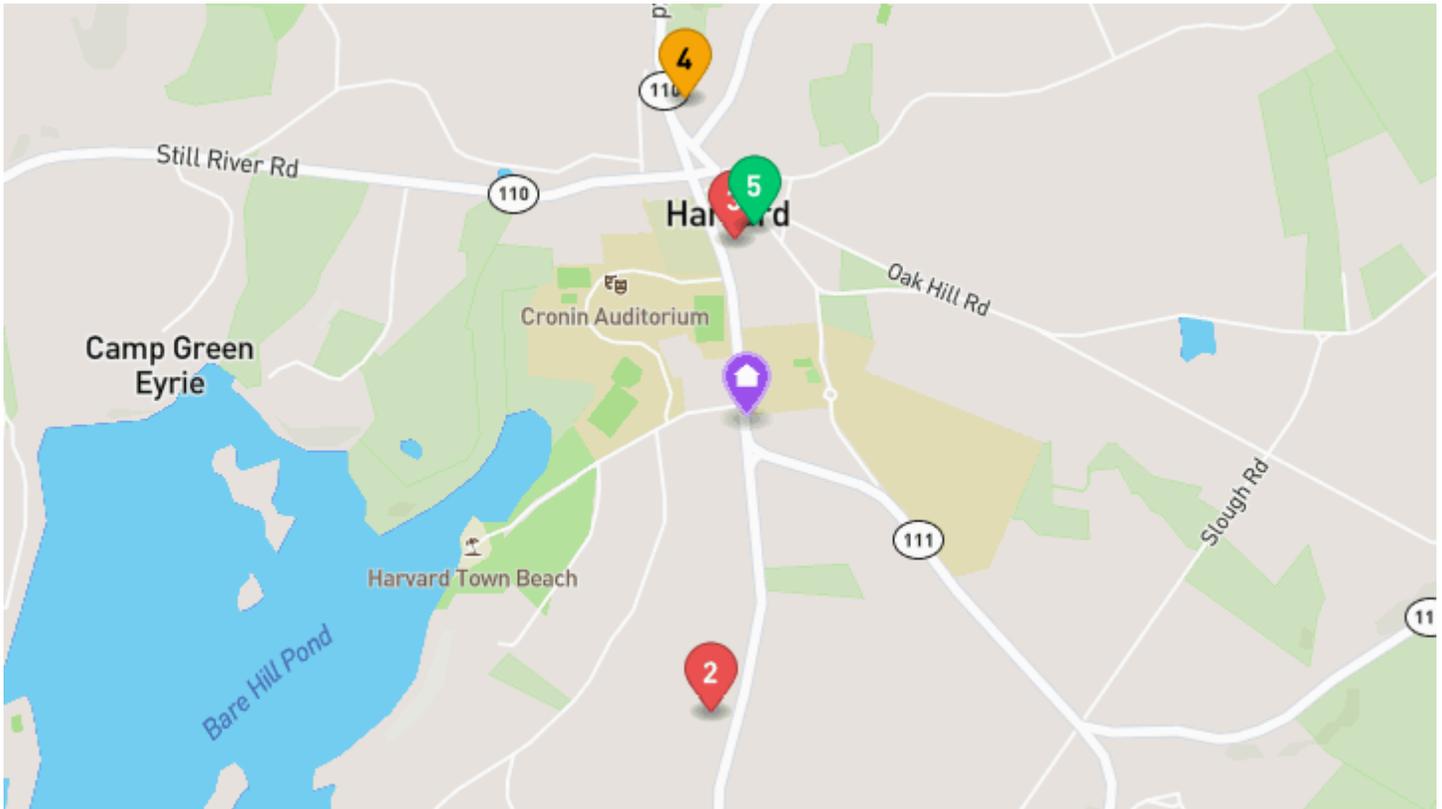
Suzanne Dutkewych

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Map of Comparable Listings



STATUS: **S** = CLOSED **P** = ACTIVE UNDER CONTRACT **A** = ACTIVE

MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1 Subject		39 Massachusetts Ave	-	2.00	2,814	-
2 72708645		36 Bolton Rd	4	2.0/0	2,700	\$835,000
3 72666727		11 Massachusetts Ave	4	3.0/1.0	3,196	\$970,000
4 72702187		8 Ayer Road	5	3.0/3.0	3,720	\$895,000
5 72790206		18 Fairbank Street	5	2.0/1.0	4,128	\$875,000

Suzanne Dutkewych

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Summary of Comparable Properties

S SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
36 Bolton Rd	1/13/21	4	2.0/0	2,700	\$835,000	\$309
11 Massachusetts Ave	7/24/20	4	3.0/1.0	3,196	\$970,000	\$304
Averages				2,948	\$902,500	\$306

P ACTIVE UNDER CONTRACT LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
8 Ayer Road	-	5	3.0/3.0	3,720	\$895,000	\$241
Averages				3,720	\$895,000	\$241

A ACTIVE LISTINGS

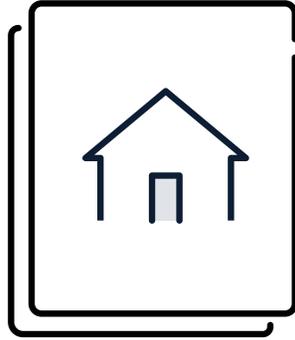
ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
18 Fairbank Street	-	5	2.0/1.0	4,128	\$875,000	\$212
Averages				4,128	\$875,000	\$212

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Listings

Suzanne Dutkewych

Hazel & Company Real Estate

Comparable Home

MLS #72708645



36 Bolton Rd

\$835,000

Harvard, MA 01451

CLOSED 1/13/21

4 Beds

2.0/0 Baths

Days on market: **29**

2,700 Sq. Ft. (\$309 / sqft)

Year Built **1785**

Features

Appliances: Range, Dishwasher, Refrigerator, Washer, Dryer, Oil Water Heater

Basement: Finished, Walk-Out Access

Building Area Units: Square Feet

Community Features: Park, Walk/Jog Trails, Stable(s), Golf, Bike Path, Conservation Area

Construction Materials: Brick, Post & Beam

Cooling: Ductless

Covered Spaces: 2.0

Current Financing: Conv. Fixed

Disclosures: See Lb Re Seller Concession-Updates Include Energy Eff Buderus Boiler, 200 Amp Electric, 5 Mini Split Ac Units, New Ss Fridge & Dw, Storm Windows, Generator Etc.Carriage House W Attach Garden Shed W/Rear Horse Stall-1.75 Acres Open Land-Natural Gas At Street-Rented Water Softener- New Septic System

Electric: Generator, 200+ Amp Service

Exclusions: Includes Home Plaque Noting This Historic Home Is Known As "capt. Philemon Priest House Circa 1785"

Exterior Features: Storage, Garden, Stone Wall

Fireplace Features: Dining Room, Family Room, Kitchen, Living Room, Master Bedroom, Bedroom

Fireplaces Total: 8

Flooring: Tile, Hardwood, Flooring - Stone/Ceramic Tile, Flooring - Hardwood, Flooring - Wood

Foundation Details: Stone

Heating: Baseboard, Hot Water, Steam, Oil

Interior Features: Cathedral Ceiling(s), Closet/Cabinets - Custom Built, Ceiling - Cathedral, Ceiling - Vaulted, Dining Area, Sun Room, Home Office, Exercise Room, Entry Hall, Internet Available - Broadband

Laundry Features: Electric Dryer Hookup, Washer Hookup, In Basement

Lot Features: Gentle Sloping

Parking Features: Detached, Storage, Garage Faces Side, Carriage Shed, Barn, Off Street, Paved

Parking Total: 4.0

Patio And Porch Features: Porch - Enclosed, Screened, Deck, Deck - Roof, Patio

Road Responsibility: Public Maintained Road

Road Surface Type: Paved

Roof: Shingle

Rooms Total: 11

Security Features: Security System

Sewer: Private Sewer

View: Scenic View(s)

Waterfront Features: Beach Front, Lake/Pond, Walk to, 1/2 to 1 Mile To Beach, Beach Ownership(Public)

Water Source: Private

Window Features: Skylight(s), Skylight, Storm Window(s), Screens

Suzanne Dutkewych

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Details

Prop Type: Single Family Residence

County: Worcester

Style: ["Antique"]

Full baths: 2.0

Acres: 1.75

Lot Size: 76,230.0

Garages: 2

List date: 8/12/20

Sold date: 1/13/21

Off-market date: 9/24/20

Updated: Jan 13, 2021 11:19 AM

List Price: \$899,000

Orig list price: \$949,000

Taxes: \$12,899

High: Bromfield

Middle: Bromfield

Elementary: Hildreth

Remarks

Much admired historic Priest House C.1785 Brick Federal (Capt. Priest fought in Revolutionary War)-1.75 Ac Mountain View setting close to Town Ctr,Bare Hill Pond & schools.Impressive brick exterior w/4 handsome chimneys & lovely windows.Carriage House w/att Garden Shed w/horse stall in rear.Charm & character thruout interior,rich in period detail,8 fireplaces, built-ins & warm wood floors.Prepare to fall in love w/Antique treasure offering idyllic country lifestyle.Gracious fireplace formal Dining Rm open to spacious fireplace Living Rm w/door to cozy skylit Sunroom.Perfect for entertaining is enchanting 23x14 screened skylit Veranda viewing Mt Wachusett,glorious sunsets,gardens & rear pasture.Delightful fireplace Country Kitchen & Family Rm or fireplace Library complete main level. Upper level has 4 sunny fireplace Bedrm's-Master w/door to balcony.Mt View Bath w/soaking tub.Walk out LL w/Full Bath,Exercise rm/Guest rm,Office w/Built-ins & Laundry. New septic system in process. A GEM!

Suzanne Dutkewych

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36 Bolton Rd Harvard, MA 01451

MLS #72708645

\$835,000

4 Beds 2.0/0 Baths
Year Built 1785

2,700 Sq. Ft. (\$309 / sqft)
Days on market: 29

CLOSED 1/13/21



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Comparable Home

MLS #72666727



11 Massachusetts Ave

\$970,000

Harvard, MA 01451

CLOSED 7/24/20

4 Beds

**3.0/1.0
Baths**

Days on market: 5

3,196 Sq. Ft. (\$304 / sqft)

Year Built 1935

Features

Appliances: Oven, Dishwasher, Microwave, Countertop Range, Refrigerator, Washer, Dryer, Range Hood, Gas Water Heater, Plumbed For Ice Maker, Utility Connections for Gas Range, Utility Connections for Electric Oven, Utility Connections for Gas Dryer

Basement: Partially Finished, Bulkhead, Sump Pump

Building Area Units: Square Feet

Community Features: Shopping, Tennis Court(s), Park, Walk/Jog Trails, Conservation Area, Highway Access, Public School

Construction Materials: Frame

Cooling: Central Air, Dual

Covered Spaces: 2.0

Current Financing: Conv. Fixed

Disclosures: Title V Will Be Completed By Seller Prior To Closing. Hook Up To Town Sewer Available. Some Items In House Included With Sale (Tv's, Patio Furniture) Or Available To Purchase Separately (Tables, Clocks.) Listing Agent Related To Seller.

Electric: 110 Volts, 200+ Amp Service

Exclusions: Staging Items And Personal Items In Garage Not Included With Sale.

Exterior Features: Rain Gutters, Professional Landscaping, Sprinkler System, Garden

Fireplace Features: Dining Room, Living Room

Fireplaces Total: 2

Flooring: Tile, Hardwood, Flooring - Stone/Ceramic Tile, Flooring - Vinyl

Foundation Details: Concrete Perimeter, Stone

Heating: Baseboard

Interior Features: Bathroom - Full, Bathroom - Tiled With Shower Stall, Closet - Linen, Recessed Lighting, Lighting - Sconce, Beadboard, Pedestal Sink, Cable Hookup, Wainscoting, Lighting - Pendant, Crown Molding, Open Floor Plan, Walk-in Storage, Bathroom, Study, Bonus Room, Central Vacuum, Finish - Earthen Plaster

Laundry Features: Flooring - Hardwood, Pantry, Main Level, Cabinets - Upgraded, Gas Dryer Hookup, Remodeled, Washer Hookup, First Floor

Lot Features: Level

Parking Features: Attached, Garage Door Opener, Storage, Workshop in Garage, Paved Drive, Off Street, Paved

Parking Total: 3.0

Patio And Porch Features: Porch - Enclosed, Patio

Road Frontage Type: Public

Road Responsibility: Public Maintained Road

Road Surface Type: Paved

Roof: Shingle

Rooms Total: 8

Security Features: Security System

Sewer: Public Sewer, Private Sewer

Utilities: for Gas Range, for Electric Oven, for Gas Dryer, Washer Hookup, Icemaker Connection

Waterfront Features: Beach Front, Lake/Pond, Walk to, 1/2 to 1 Mile To Beach, Beach Ownership(Other (See Remarks))

Water Source: Public

Window Features: Insulated Windows, Storm Window(s), Screens

Suzanne Dutkewych

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Details

Prop Type: Single Family Residence	Full baths: 3.0	List date: 6/3/20	Orig list price: \$929,999
County: Worcester	Half baths: 1.0	Sold date: 7/24/20	Taxes: \$11,621
Area: Harvard	Acres: 0.6	Off-market date: 6/8/20	High: Bromfield
Subdivision: Town Center	Lot Size: 26,136.0	Updated: Jul 24, 2020 3:03 PM	Middle: Bromfield
Style: ["Colonial"]	Garages: 2	List Price: \$929,999	Elementary: Hildreth

Remarks

Location location! Rare find in town center. A few hundred yards to top-ranking schools, sports fields, town beach, general store, library. Meticulously maintained, renovated and expanded 1930s Colonial. Sunny throughout, tall ceilings, great flow. Huge kitchen, long center island, granite counters, Sub-Zero, 5-burner Thermador gas cooktop, vaulted eat-in nook. High-end fixtures and millwork throughout, two stairways, pantry/laundry room, mudroom, large family room, and formal dining room with fireplaces and study. Vaulted large master suite, two walk-in closets, marble countertops and whirlpool tub master bath. Plus three queen-size bedrooms with ample closets. Partially finished lower level not included in sq. footage. Central A/C, central vac, extensive storage in walk-up attic and over garage. On .6 acres, architect-designed landscape, stonewalls, mature flowering trees, brick patio, screened-in mahogany porch, ample privacy, great entertaining. Visit 11MassAve.com. Semi-open house

Suzanne Dutkewych

Hazel & Company Real Estate

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suzanne@hazelre.com | www.hazelre.com

11 Massachusetts Ave Harvard, MA 01451

MLS #72666727

\$970,000

4 Beds 3.0/1.0 Baths

3,196 Sq. Ft. (\$304 / sqft)

CLOSED 7/24/20

Year Built 1935

Days on market: 5



Suzanne Dutkewych

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Cell: 978.302.2824

suzanne@hazelre.com | www.hazelre.com

Comparable Home

MLS #72702187



8 Ayer Road

Harvard, MA 01451

\$895,000

ACTIVE UNDER CONTRACT

3/5/

21

5 Beds

3.0/3.0
BathsDays on market: **206**

3,720 Sq. Ft. (\$241 / sqft)

Year Built **1869**

Features

Appliances: Range, Dishwasher, Refrigerator, Washer, Dryer, Gas Water Heater, Tank Water Heater, Utility Connections for Gas Range, Utility Connections for Gas Dryer

Accessibility Features: Accessible Entrance

Basement: Full, Partially Finished, Walk-Out Access, Interior Entry, Concrete

Building Area Units: Square Feet

Community Features: Shopping, Tennis Court(s), Park, Walk/Jog Trails, Golf, Bike Path, Conservation Area, Highway Access, House of Worship, Public School

Construction Materials: Frame

Cooling: Window Unit(s), Heat Pump, 3 or More

Disclosures: The Property Has An Easement On The Front Of The House With The Town Common For Vehicular And Pedestrian Access. **sewer Betterment Loan To Be Assumed By The Buyer. Balance As 09/01/2020 Is \$13, 338.60, \$297.54 Is Pay Quarterly From The Tax Bill

Door Features: Storm Door(s)

Electric: Generator, Circuit Breakers, 200+ Amp Service

Exclusions: Baking Station In The Kitchen

Exterior Features: Rain Gutters, Professional Landscaping, Decorative Lighting, Garden

Fireplace Features: Dining Room, Living Room, Master Bedroom

Fireplaces Total: 3

Flooring: Wood, Tile, Vinyl, Carpet, Hardwood, Pine, Flooring - Wood, Flooring - Wall to Wall Carpet

Foundation Details: Stone

Heating: Central, Forced Air, Electric Baseboard, Heat Pump, Natural Gas, Electric

Interior Features: Bathroom - Half, Closet/Cabinets - Custom Built, Pantry, Bathroom, Sun Room, Office, Bonus Room

Laundry Features: Gas Dryer Hookup, Washer Hookup, In Basement

Lot Features: Easements

Parking Features: Off Street

Parking Total: 4.0

Patio And Porch Features: Porch, Porch - Enclosed, Deck - Roof, Deck - Wood, Patio

Road Frontage Type: Public

Road Responsibility: Public Maintained Road

Road Surface Type: Paved

Roof: Shingle

Rooms Total: 11

Security Features: Security System

Sewer: Public Sewer

Utilities: for Gas Range, for Gas Dryer, Washer Hookup

View: City View(s)

Waterfront Features: Beach Front, Lake/Pond, Beach Ownership(Public)

Water Source: Public

Window Features: Window(s) - Picture, Insulated Windows, Storm Window(s), Screens

Suzanne Dutkewych

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Details

Prop Type: Single Family Residence

County: Worcester

Area: Harvard

Style: ["Victorian", "Shingle"]

Full baths: 3.0

Half baths: 3.0

Acres: 0.44

Lot Size: 19,166.0

List date: 8/11/20

Active Under Contract date:
3/5/21

Updated: Mar 8, 2021 9:13 AM

List Price: \$895,000

Orig list price: \$895,000

Taxes: \$12,749

High: Bromfield

Middle: Bromfield

Elementary: Hes

Remarks

This beautiful five-bedroom historic home in the Town of Harvard was originally built in 1869 by George Fletcher in a French Second Empire style. The house was acquired by Emily Hildreth in the 1880s. Hildreth was a devout patron of the arts and soon after acquiring the home, she made various renovations and alterations to accommodate the summer gatherings by some of New England's illustrious families. They included the construction of a two-story entry porch that is open on the first floor with round-headed arches on three sides, rising with solid walls to a screened porch under a low-gabled roof. She affectionately named her home Sunnyside with the purpose of making it the cultural hub of the town. Optimally situated in the historic town center and surrounded by beautiful gardens. The current owners have been stewards of the property for nearly half a century, preserving its many original details. Potential in-law apartment.

Suzanne Dutkewych

Hazel & Company Real Estate

Cell: 978.302.2824

suzanne@hazelre.com | www.hazelre.com

8 Ayer Road Harvard, MA 01451

MLS #72702187

\$895,000

5 Beds 3.0/3.0 Baths
Year Built 1869

3,720 Sq. Ft. (\$241 / sqft)
Days on market: 206

ACTIVE UNDER CONTRACT 3/5/21



Suzanne Dutkewych

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Cell: 978.302.2824

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Comparable Home

MLS #72790206



18 Fairbank Street

\$875,000

Harvard, MA 01451

ACTIVE 3/1/21

5 Beds

2.0/1.0
Baths

Days on market: **7**

4,128 Sq. Ft. (\$212 / sqft)

Year Built **1825**

Features

Appliances: Range, Dishwasher, Refrigerator, Washer, Dryer, Range Hood, Utility Connections for Electric Range, Utility Connections for Electric Oven, Utility Connections for Electric Dryer

Basement: Interior Entry, Sump Pump, Concrete, Unfinished

Building Area Units: Square Feet

Community Features: Walk/Jog Trails, Stable(s), Conservation Area, Highway Access, House of Worship, Public School

Construction Materials: Frame

Cooling: None

Covered Spaces: 2.0

Disclosures: Approximately \$12,000 Still Owed On Sewer Betterment, To Be Assumed By The Buyer. Sellers Will Pay Remaining Sewer Betterment With A Full Price Offer. One Bedroom Has No Closet. Electric Heat In Bonus Room Above Garage. Home Is In The Historic District.

Electric: 200+ Amp Service

Fireplace Features: Living Room

Fireplaces Total: 2

Flooring: Wood, Vinyl, Carpet, Flooring - Wood, Flooring - Wall to Wall Carpet

Foundation Details: Stone

Frontage Length: 145.00

Green Energy Efficient: Thermostat

Heating: Electric Baseboard, Hot Water, Natural Gas, Fireplace

Interior Features: Closet - Walk-in, Closet - Cedar, Ceiling - Beamed, Den, Foyer, Sitting Room, Office, Mud Room, Bonus Room, Internet Available - Broadband

Laundry Features: First Floor, Washer Hookup

Lot Features: Level

Other Structures: Barn/Stable

Parking Features: Attached, Workshop in Garage, Barn, Paved Drive, Off Street, Paved

Parking Total: 4.0

Patio And Porch Features: Porch

Road Frontage Type: Public

Road Responsibility: Public Maintained Road

Road Surface Type: Paved

Roof: Shingle

Rooms Total: 13

Sewer: Public Sewer

Utilities: for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup

Water Source: Public

Window Features: Window(s) - Bay/Bow/Box

Details

Prop Type: Single Family Residence

County: Worcester

Style: ["Colonial", "Antique", "Greek Revival"]

Full baths: 2.0

Half baths: 1.0

Acres: 0.43

Lot Size: 18,730.0

Garages: 2

List date: 3/1/21

Suzanne Dutkewych

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Updated: Mar 5, 2021 3:05 AM

Orig list price: \$875,000

High: Bromfield

List Price: \$875,000

Taxes: \$11,563

Elementary: Hildreth

Remarks

Here's the home you've been dreaming of, complete with a welcoming wraparound veranda, picturesque picket-fenced yard, attached barn, lush lilacs, stone walls, and just a few steps from Harvard's top-ranked schools and much-loved town center. It's all here for you. This rambling 1825 Greek Revival farmhouse combines elegance and comfort, with a huge beamed, heated bonus room in the former barn loft that offers joyful space for work and play. Its charming country kitchen with checkerboard flooring has a walk-in pantry; it flows into a formal dining room, light-filled music room, and then into a cozy den and gracious living room with built-ins, beautiful bow windows and polished wide plank Savannah yellow pine floors. Take one of 4 staircases to the 2nd floor, where you'll find a bevy of bedrooms and baths, and an office with an adjacent former kitchenette that could be transformed into an upstairs laundry/full bath with walk-in closet. There's a walkup attic, too.

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18 Fairbank Street Harvard, MA 01451

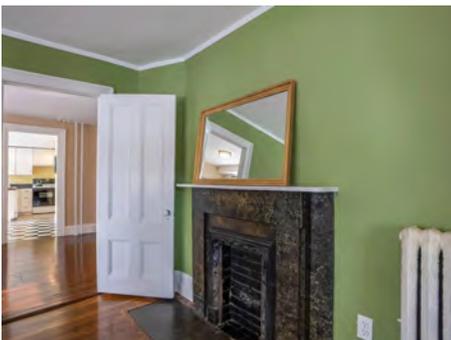
MLS #72790206

\$875,000

ACTIVE 3/1/21

5 Beds 2.0/1.0 Baths
Year Built 1825

4,128 Sq. Ft. (\$212 / sqft)
Days on market: 7



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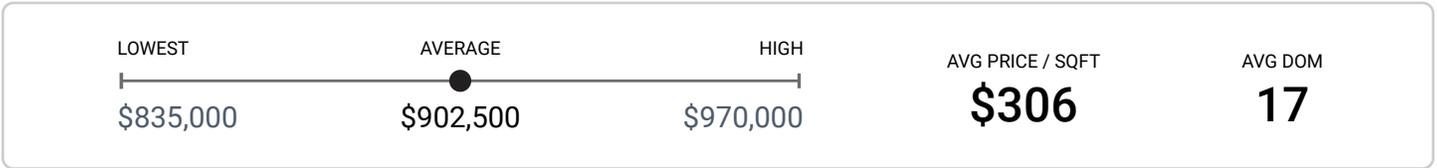
Analysis

Suzanne Dutkewych

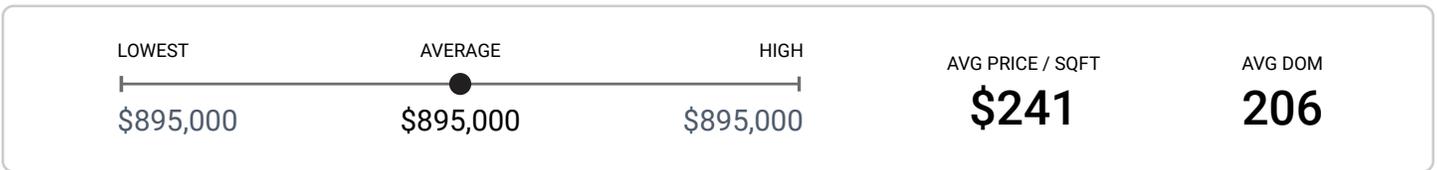
Hazel & Company Real Estate

Comparable Property Statistics

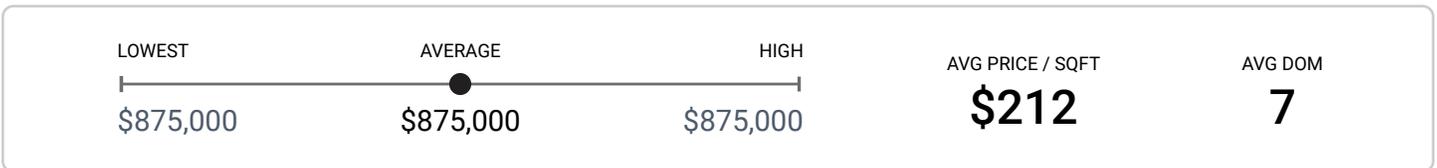
S 2 Sold Listings



P 1 Active Under Contract Listings



A 1 Active Listings



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Sold Property Analysis

Averages

98.7%

Homes sold for an average of 98.7% of their list price.

17

Days on market

It took an average of 17 days for a home to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM	\$ PER SQFT
36 Bolton Rd	\$949,000	\$835,000	87.99%	29	\$309
11 Massachusetts Ave	\$929,999	\$970,000	104.30%	5	\$304
Averages	\$939,499	\$902,500	96.06%	17	\$306

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SUZANNE HAZEL DUTKEWYCH



Hazel and Company Real Estate
160 Ayer Road
Harvard, MA 01451

978.302.2824
Suzanne@hazelre.com

Suzanne is a fourth-generation Harvard, MA native, growing up learning the real estate business from her mother, Nancy Hazel, a broker for 50 years and now owner/broker of Hazel & Company. She is a graduate of Bromfield High School and Bentley University where she earned her degree in Computer Information Systems and Finance. Subsequently, she led a team of technical professionals supporting the IT infrastructure for the Office of the President and Board of Directors at Digital Equipment Corporation. In addition, Suzanne managed the channel marketing department for two start-up companies – a network security company and a chat software company. Suzanne served on the Pastoral Planning Committee for her church, was the chairperson for the Student Directory for Harvard Public Schools and serves on various local fundraising committees.

Praise for Suzanne...

Suzanne is a rare breed among Realtors. She epitomizes hustle and hard work, and is driven to deliver for her client. She is level headed and solution-oriented, and never panics in pressure situations. As a lender, our job is largely dependent on the competency of our Realtor partners. Knowing Suzanne is working with us on a transaction gives us a unprecedented level of peace of mind. She's a true pro in every sense of the word! I have, and will continue to refer buyers and sellers to her because I know they will receive best in class service every time!

— A Local Lender

OUR PLACE IN THE WORLD



To us, Worcester County is more than a place – it's a way of living, of enjoying life fully. Our stories begin with a love of the places we live, and a passion for sharing those dreams and our intimate knowledge of this area.

Living in the Worcester County area offers many rewards for those who enjoy spectacular outdoor beauty and recreation. Owners of primary and secondary homes alike have chosen this area as their ideal destination due in large part to the breathtaking scenery and open space. Visitors and residents enjoy outdoor activities in relaxed country surroundings, great dining, specialty shopping and diverse cultural attractions. It is our pleasure to serve as your concierge to this special part of Massachusetts.



PURSUIT OF EXCELLENCE



Hazel & Co. Real Estate is homegrown and solidly invested in our communities and in our people.

With more than 60 years in the Worcester County area, our Company offers a powerful local perspective coupled with global connections. Extraordinary properties at all price points require real estate services that are extraordinary, as well. We deliver exceptional service tailored to each property, each seller and each buyer.





Hazel & Company properties receive exceptional coverage in our weekly blog, property brochures, on social media and on cascading websites. We mine data from our local MLS system, store them in our own database system and publish a monthly report that analyzes each price range in each area of the Worcester County. This information is not available to regular MLS users and it can assist our clients to better understand the market and make more informed decisions.



MARKETING INFLUENCIAL CONNECTIONS



Social Media

With the rapid growth of technology, the way we conduct business and advertise our listings has changed dramatically. We post on Facebook, Instagram and Twitter so that your home has a wider range of exposure. We are dedicated to providing our sellers with high quality photos of your home to ensure potential buyers see it at its best. Video tours of your home can also be watched online to give buyers an even deeper understanding of your home before even seeing it in person.



HAZEL & COMPANY

Rooted in Harvard since 1947



We hope you will work with us,
We look forward to working for you and with you
in listing and selling your property

Thank you for this opportunity to provide you this marketing material





PRICING

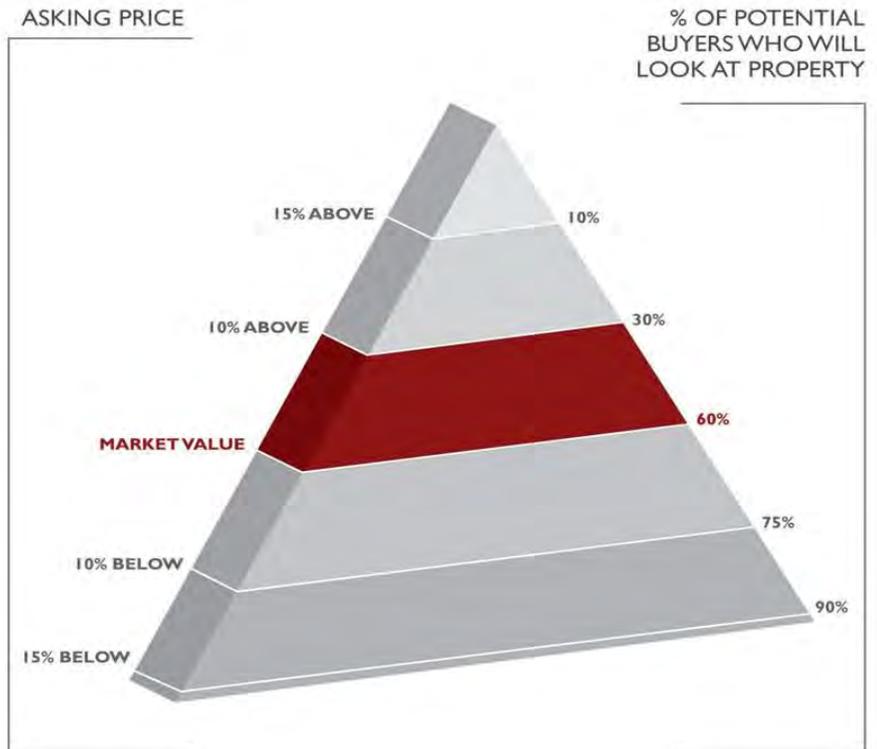




PRICE RIGHT – ATTRACT BUYERS



- **Pricing your property competitively** will generate the most activity from agents and buyers.
- **Pricing your property too high** may make it necessary to drop the price below market value to compete with new, well priced listings.





PRICING MISCONCEPTIONS



- The value of your property is determined by what a **buyer** is willing to pay and a **seller** is willing to accept in today's market.
- Buyers make their pricing decision based on comparing your property to other properties SOLD in your area. Historically, your first offer is usually your best.

It is very important to price your property at competitive market value when we finalize the listing agreement.



SELLER'S MARKET

In a market with rising home values, if a seller wants a price that's ahead of the market, the market may go up enough to make that price attractive for buyers. Time can cure some mistakes and make people look smart.





BUYER'S MARKET

If sellers fall behind a market with falling home values, they can end up chasing the market down, because home values are always falling faster than their price reductions.



PRICE RIGHT – TIME ON THE MARKET WORKS AGAINST YOU



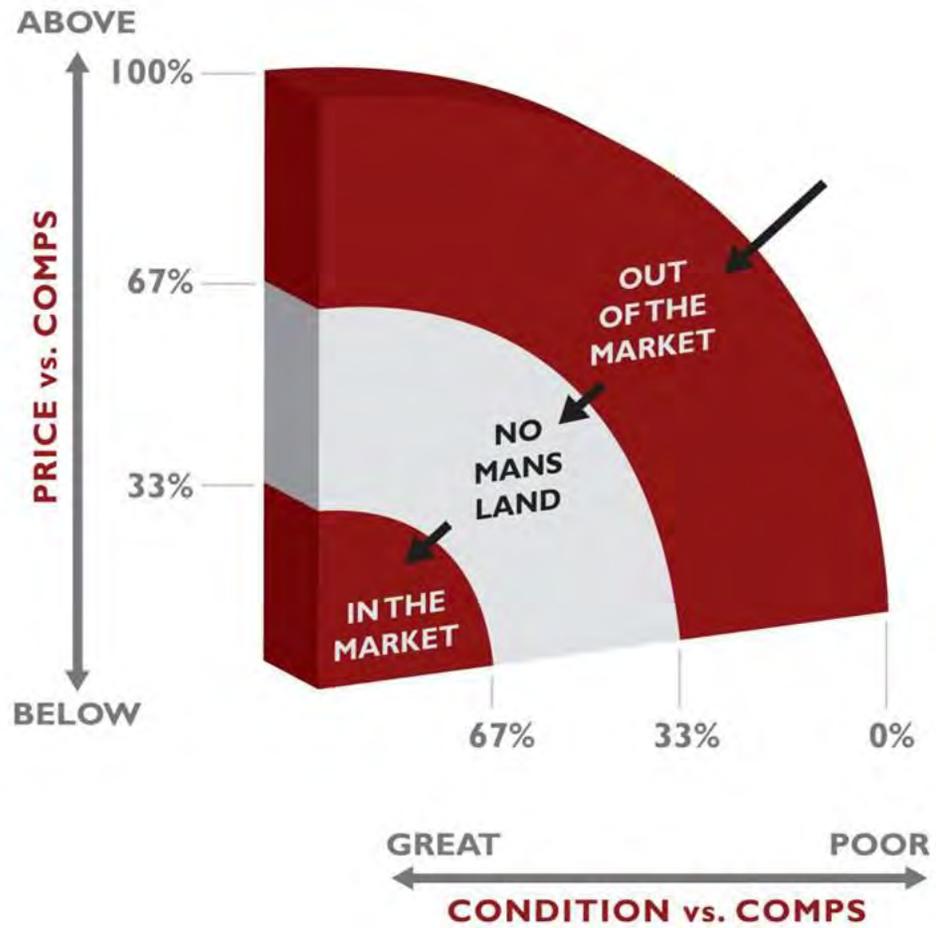
IF YOU WANT TO COMPETE, BE COMPETITIVE

- The buying market has a short attention span.
- Pricing your home right the first time is key.
- Proper pricing attracts buyers.
- An overpriced house will not sell.
- We want to generate offers before the market moves on to newer listings.





- To get your home sold for the most money in the least amount of time, we have to price it "in the market".

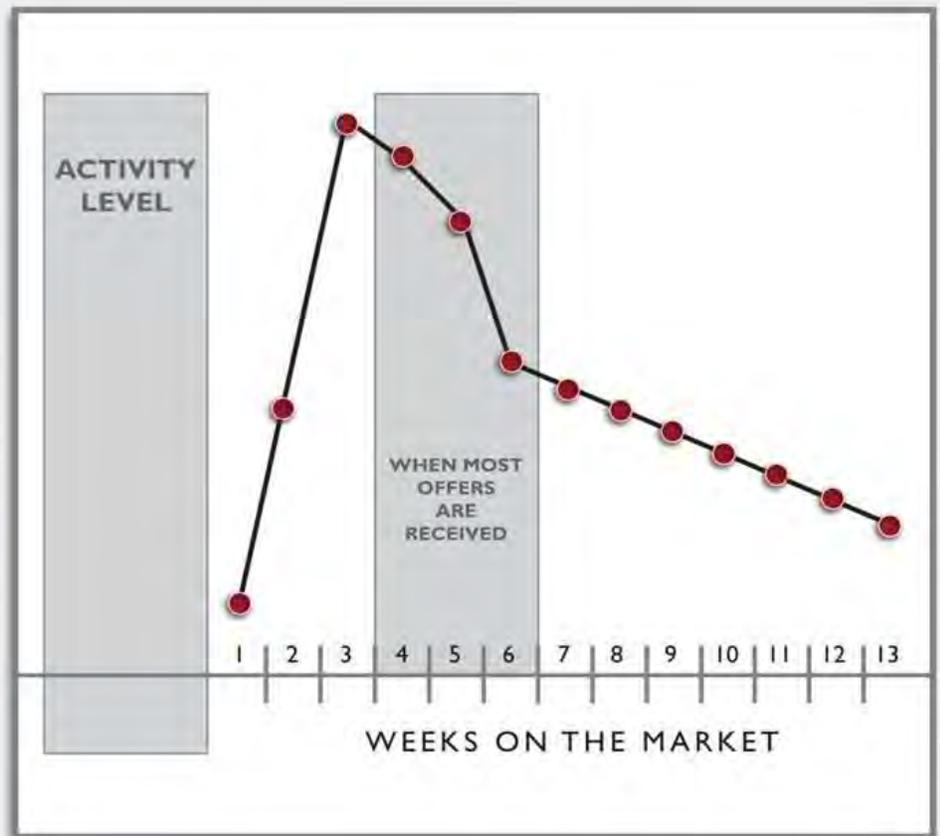


PRICE COMPETITIVELY – THE FIRST 30 DAYS ARE CRITICAL



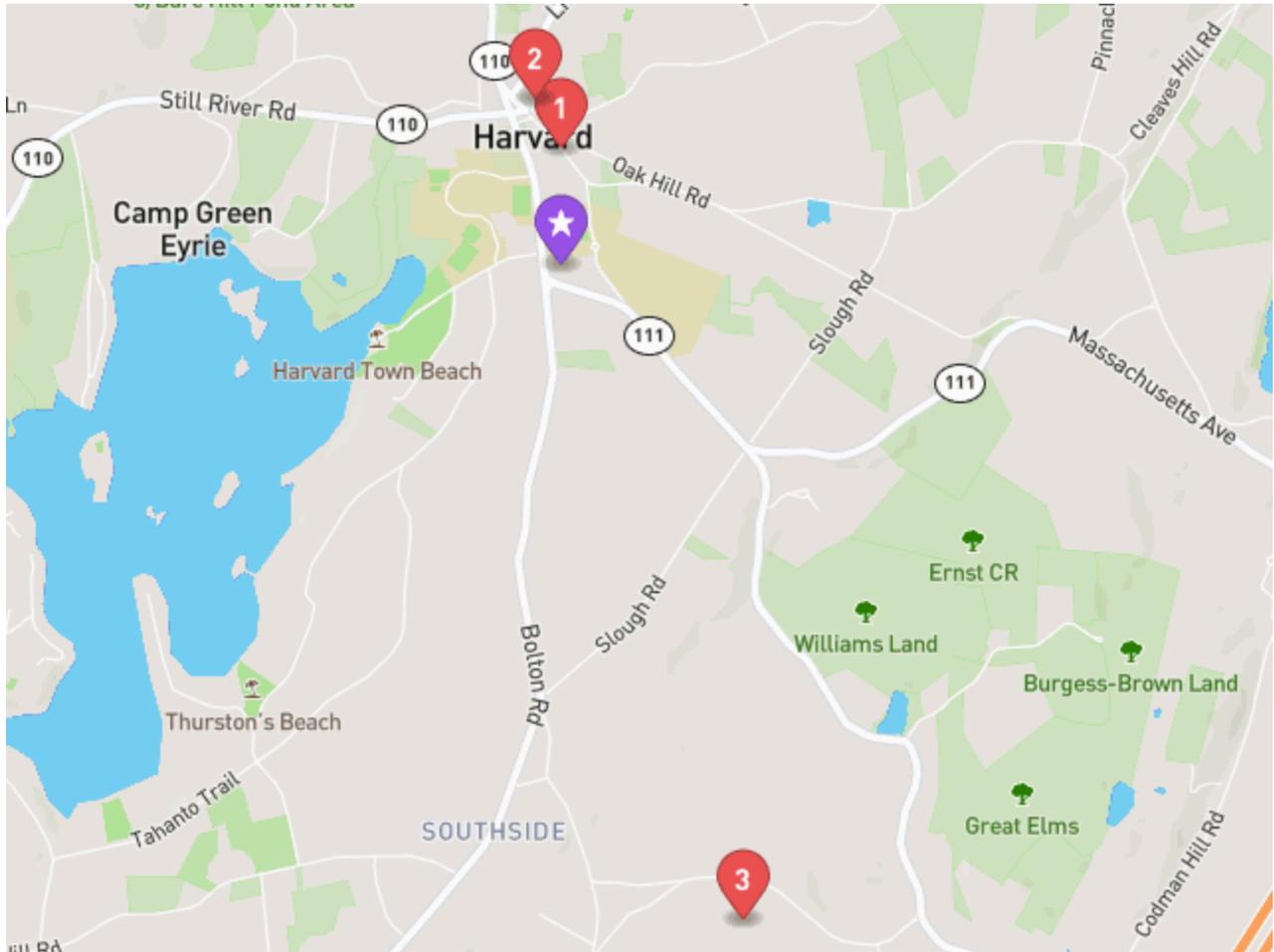
THE RIGHT PRICE IS IMPORTANT

- A property generates the most interest when it first hits the market.
- The number of showings is greatest during this time if it is priced at a realistic market value.
- Starting too high and dropping the price later misses the excitement and fails to generate strong activity.
- Many homes that start high end up selling below market value.





MAP OF ALL LISTINGS



	MLS #	Status	Address	Price
0	Subject		39 Mass Ave, Harvard, Massachusetts 01451	
1	72608915	S	20 Fairbanks St	\$445,000
2	72645014	S	5 Old Littleton Rd	\$435,000
3	72639245	S	40 Westcott Rd	\$410,000

Status: S = Closed





SUMMARY OF COMPARABLE PROPERTIES



Sold Listings

Address	Beds	Baths	YrBlt	SqFt	Lot Size	Price	Sold Date
20 Fairbanks St	4	1.0/0	1750	2,562	0.28	\$445,000	4/17/20
5 Old Littleton Rd	4	2.0/1.0	1800	2,419	0.2	\$435,000	12/31/20
40 Westcott Rd	4	1.0/1.0	1978	2,176	2.5	\$410,000	8/28/20
Averages				2,385	43,269	\$430,000	





PROPERTY DETAILS



S 20 Fairbanks St, Harvard

\$445,000

Listing information

MLS#: 72608915	Beds: 4	SqFt: 2,562	Sold Date: 4/17/20
Status: Closed	Baths: 1.0/0	YrBlt: 1750	DOM: 31

Features

Acres: 0.28 Lot Size: 12196.0 Appliances: Range, Refrigerator, Washer, Dryer, Gas Water Heater, Utility Connections for Gas Range, Utility Connections for Electric Dryer Basement: Full, Partial, Interior Entry, Unfinished Building Area Units: Square Feet Community Features: Public Transportation, Shopping, Pool, Tennis Court(s), Park, Walk/Jog Trails, Stable(s), Golf, Medical Facility, Laundromat, Bike Path, Conservation Area, Highway Access, House of Worship, Marina, Private School, Public School, T-Station, University Construction Materials: Frame, Brick, Post & Beam

Remarks

Unique opportunity to own a double house in the center of Harvard on the Little Common. The Patch house is actually two homes - the original built in 1750 and then the 'new' part in 1870. The main living portion of the house is in the new part and the older portion is unfinished and ready for completion by the new owner. For more information about the history of the home, see the attached document. The home is being sold as-is and has not been inhabited by the present owners. The home is connected to town water and sewer as well as is heated with natural gas. All interior measurements are approximate.



Information is deemed reliable but not guaranteed.



Anne Hentz | Keller Williams Boston Northwest | Mobile: 617-834-1615 | annehentz@kw.com | www.anehentzrealtygroup.com | BRE number: 138230



LISTING PHOTOS



S 20 Fairbanks St, Harvard

\$445,000



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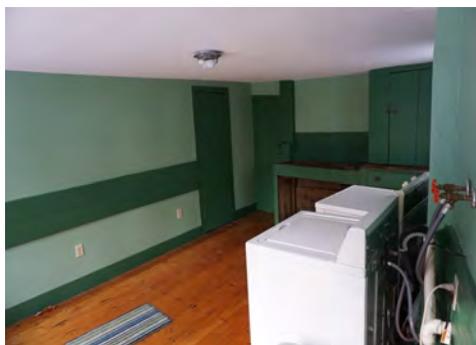


MORE LISTING PHOTOS



S 20 Fairbanks St, Harvard

\$445,000



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PRICE ADJUSTMENTS



S 20 Fairbanks St, Harvard

\$445,000

Listing information			
MLS#: 72608915	Beds: 4	SqFt: 2,562	Sold Date: 4/17/20
Status: Closed	Baths: 1.0/0	YrBlt: 1750	DOM: 31

Feature	Value
New replacement windows	\$10,000
Land	\$50,000
Full bath	-\$10,000
Garage	-\$10,000
Construction is superior	\$20,000
Actual price	\$385,000
Total adjustments	\$60,000
Adjusted comparable price	\$445,000
Percent change	15.58%





PROPERTY DETAILS



S 5 Old Littleton Rd, Harvard

\$435,000

Listing information

MLS#: 72645014	Beds: 4	SqFt: 2,419	Sold Date: 12/31/20
Status: Closed	Baths: 2.0/1.0	YrBlft: 1800	DOM: 193

Features

Acres: 0.2 **Lot Size:** 8712.0 **Appliances:** Range, Dishwasher, Refrigerator, Wine Cooler, Electric Water Heater, Utility Connections for Electric Range, Utility Connections for Electric Dryer **Accessibility Features:** No **Basement:** Full, Walk-Out Access, Interior Entry, Dirt Floor, Concrete, Unfinished **Building Area Units:** Square Feet **Community Features:** Tennis Court(s), Walk/Jog Trails, Golf, Bike Path, Conservation Area, House of Worship, Public School, Other **Construction Materials:** Frame **Cooling:** None **Covered Spaces:** 1.0 **Current Financing:** Cash

Remarks

HARVARD ATTN: Builders, Architects, Investors, Designers: Rare opportunity! An 1800 homestead, prime setting in this most scenic, historic town center, awaiting renovation and updates. Show off your workmanship and vision its well worth the time and work to not only bring this gem to todays shining status, but will be worth much more than your costs and time when finished! In the towns historic district, views all the festivities from the screened porch and interior rooms, yet set privately. Abundant space - a home, an attached like new 1st floor wing apartment, and 2 story barn. 2/10 acre. Town water and sewer, and natural gas connections! Walk to all town center festivities, schools, tennis courts, beach at Bare Hill Pond, and the several picturesque Commons! A "gem" which can be a Town Center statement again! Preview at our Open House or call for appt. Harvard has the hig...



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LISTING PHOTOS



S 5 Old Littleton Rd, Harvard

\$435,000



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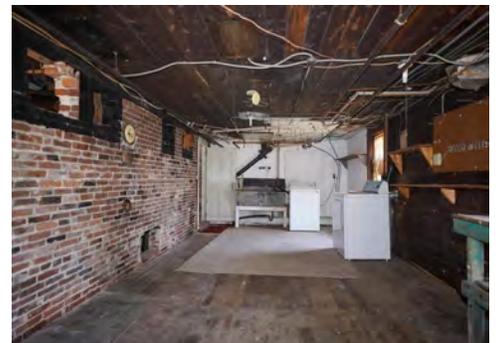
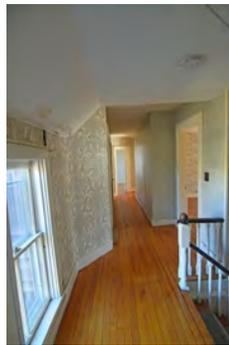


MORE LISTING PHOTOS



S 5 Old Littleton Rd, Harvard

\$435,000



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PRICE ADJUSTMENTS



S 5 Old Littleton Rd, Harvard

\$435,000

Listing information			
MLS#: 72645014	Beds: 4	SqFt: 2,419	Sold Date: 12/31/20
Status: Closed	Baths: 2.0/1.0	YrBlt: 1800	DOM: 193

Feature	Value
Land	\$50,000
New replacement windows	\$10,000
2 full baths	\$10,000
Construction is superior	\$50,000
Garage	-\$10,000

Actual price	\$325,000
Total adjustments	\$110,000
Adjusted comparable price	\$435,000
Percent change	33.85%





PROPERTY DETAILS



S 40 Westcott Rd, Harvard

\$410,000

Listing information

MLS#: 72639245	Beds: 4	SqFt: 2,176	Sold Date: 8/28/20
Status: Closed	Baths: 1.0/1.0	YrBlit: 1978	DOM: 91

Features

Acres: 2.5 Lot Size: 108900.0 Basement: Full Building Area Units: Square Feet Cooling: None Covered Spaces: 2.0 Current Financing: Conv. Fixed Fireplaces Total: 1 Foundation Details: Concrete Perimeter Heating: Radiant, Electric Parking Features: Attached, Paved Drive Parking Total: 2.0 Rooms Total: 8 Sewer: Private Sewer Water Source: Public

Remarks

****4 Bedroom Colonial is very privately situated off the street in an established Harvard neighborhood. ** Located on a scenery spacious 2.5-acre lot, the home boasts a yard beautifully appointed with mature planting, apple, cherry & Japanese maples.** Inside this very special home you will find a smartly designed use of space. The spacious living room, with wood stove and a generous amount of bookshelves will not disappoint. This area along with outside decks provide plenty of space for entertaining family and friends The basement is clean with high ceilings and is ideal to finish for additional space. ** Full of charm and character. ** Master bedroom has an extra room which is plumbing ready for a master bath .** Home has been freshly painted on the outside with a new roof! Wonderful opportunity for a handy buyer to purchase and renovate in a fantastic neighborhood.**



Information is deemed reliable but not guaranteed.



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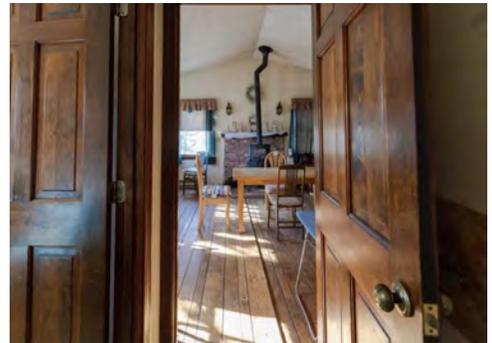


LISTING PHOTOS



S 40 Westcott Rd, Harvard

\$410,000



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MORE LISTING PHOTOS



S 40 Westcott Rd, Harvard

\$410,000



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PRICE ADJUSTMENTS



S 40 Westcott Rd, Harvard

\$410,000

Listing information			
MLS#: 72639245	Beds: 4	SqFt: 2,176	Sold Date: 8/28/20
Status: Closed	Baths: 1.0/1.0	YrBlit: 1978	DOM: 91

Feature	Value
Full bath	-\$5,000
2 Car garage under	-\$10,000
Actual price	\$425,000
Total adjustments	-\$15,000
Adjusted comparable price	\$410,000
Percent change	-3.53%





COMPARABLE PROPERTY STATISTICS



Sold Listings

Number of listings	3
Lowest price	\$325,000
Average price	\$378,333
Highest price	\$425,000
Avg price per sqft	\$181
Avg DOM	105





Sold Listings

Address	Sold Date	Sold Price	Zestimate	Difference
20 Fairbanks St	4/17/20	\$445,000	\$439,939	-1.1%
5 Old Littleton Rd	12/31/20	\$435,000	\$393,388	-9.6%
40 Westcott Rd	8/28/20	\$410,000	\$462,226	12.7%

Source:





SOLD PROPERTY ANALYSIS



Address	Orig List Price	Sold Price	% of Orig List Price	DOM	\$ per Sqft
20 Fairbanks St	\$395,000	\$445,000	112.66%	31	\$174
5 Old Littleton Rd	\$528,000	\$435,000	82.39%	193	\$180
40 Westcott Rd	\$425,000	\$410,000	96.47%	91	\$188
Averages	\$449,333	\$430,000	95.70%	105	\$181





Excellence in Real Estate

March 4, 2021

TO: Bromfield House Disposition Committee

FROM: Steve Nigzus, Realtor

SUBJECT: 39 Mass Ave Market Analysis

At the request of committee member Pamela Marston, I have prepared a preliminary market analysis for Bromfield House located at 39 Massachusetts Avenue, Harvard. Per the town's official records, the structure contains 2,814 square feet of habitable space on two floors.

A market analysis is subject to several, dynamic factors. At the present time, the Covid-19 pandemic has driven demand for homes in the Harvard areas and as a result prices are higher. There is also a significant dearth of properties available in Harvard and all of the surrounding towns. These factors would increase the interest in Bromfield house.

However, to be used as a residence, the building will need substantial work on the kitchen and bathrooms, as well as cosmetic repairs. There will likely also be systems upgrades required. These observations are based upon a visit to all of the floors of the building but should be verified by a thorough inspection. Although the lot is clear and mostly flat, the location could be construed to be a detriment due to the state highway and the abutting elementary school. Nevertheless, my feeling is that in the current market the location would have a minimal impact on the sales price.

Using several comparable properties in Harvard that I have personally listed and/or sold as well as other recent sales, I would estimate that a fair sale price for the Bromfield House in its current condition and at this time would be in the range of \$760,000 to a possible high \$840,000.

I hope this information is useful to the Committee and would be happy to answer any questions.

Sincerely,

Steve Nigzus

617-834-8518