

Michael Borg  
Town Manager



TOWN OF NORTH ATTLEBOROUGH  
43 South Washington Street  
North Attleborough MA 02760  
508-699-0100

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**INTEROFFICE MEMORANDUM**

**DATE:** Tuesday, March 26, 2024  
**TO:** Town Clerk Pat McNielly  
**FROM:** Michael Borg *MWB 26 MAR 24*  
**CC:** Linda Catanzariti Town Accountant  
Chris Sweet Tax Collector/Treasurer  
Cheryl Smith Assistant Assessor  
**RE:** **Measure 2024-072- Authorization to approve a New Request for Bid Sale of Real Property for the parcels of land only, located at both 35 Johnson St. and 35 Whiting St.**

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**Town Council Meeting- President Justin Paré**  
**Measure 2024-072- Authorization to approve a New Request for Bid Sale of Real Property for the parcels of land only, located at both 35 Johnson St. and 35 Whiting St.**

**Purpose and Justification:**

On April 28, 2023, bids were solicited for two properties, but all offers received fell short of expectations. The 2023 assessed valuation of 35 Whiting Street stood at \$223,800, and that of 35 Johnson Street was \$308,000, representing the minimum amounts the Town was willing to accept. Due to the inadequacy of the bids, they were consequently declined.

Given the declining state of the houses on these properties, I propose selling the parcels for no less than 90% of the land assessed values.

**35 Whiting Street**

2024 Total Assessed Value \$243,400.00  
Land-only Assessed Value \$ 113,800.00  
90% of Land-only Assessed Value = \$102,420.00

**35 Johnson Street**

2024 Total Assessed Value \$330,200.00  
Land-only Assessed Value \$144,600.00  
90% of Land-only Assessed Value = \$130,140.00

I respectfully request the Town Council approve this measure allowing the Town Manager to initiate a new bidding process for the sale of real property situated at 35 Johnson Street and 35 Whiting Street. The bids should start at a minimum of 90% of their appraised land values.

The Town Council met on March 11, 2024, and on behalf of the Town Council, a motion was made by Vice- President Simmons to refer Measure 2024-072- Authorization to approve a New Request for Bid Sale of Real Property for the parcels of land only, located at both 35 Johnson St. and 35 Whiting St. to the Finance Sub-Committee for further review and discussion.

The motion was seconded by Councilor Slobogan.

**Motion carried. 8-0 UNANIMOUS**

The Finance Sub-Committee met on March 20, 2024, and on behalf of the Committee, a motion was made by Councilor St. Pierre to refer Measure 2024-072- Authorization to approve a New Request for Bid Sale of Real Property for the parcels of land only, located at both 35 Johnson St. and 35 Whiting St., back to the Full Town Council with a positive recommendation.

The motion was seconded by Councilor Costello.

**Motion carried. 5-0 UNANIMOUS**

The Town Council met on March 25, 2024, and on behalf of the Town Council, a motion was made by Vice- President Simmons to approve Measure 2024-072- Authorization to approve a New Request for Bid Sale of Real Property for the parcels of land only, located at both 35 Johnson St. and 35 Whiting St.

The motion was seconded by Councilor Slobogan.

**Motion carried. 8-0 UNANIMOUS**