

Susan A. LeMay, MAA
Chief Assessor
Mabel E. Bond
Joel H. Cohen
Assessors

May 30, 2017

Mr. Michael McGovern
Assistant to the City Manager
City Hall – 375 Merrimack Street
Lowell, MA 01852

RE: City Council Motion of 2/14/17 by Councillor C. Belanger – Req. Mgr. have DPD research the impact of property values located near the high school as a result of any renovations of the high school.

Dear Mr. McGovern:

This is in response to motion as stated above relative to Lowell High School Options number 2 and number 3.

Option #2 would result in literally no impact to any of the property values in the immediate area of the high school due to the fact that it is my understanding that no construction vehicles or heavy equipment or machinery would interrupt the daily course of business activity in the area of the high school where it is currently located.

Option #3 would result in a loss of property values if the professional building at 75 Arcand Drive were to be taken by Eminent Domain as previously discussed. The following is the current breakdown of the value of the building and the business (personal property accounts) that would be lost unless relocated within the city limits:

Building Value:	643,600
Total PP Value:	<u>277,693</u>
Total Com. Value:	921,293

Unless heavy equipment is physically located on Kirk Street during the daylight hours, there should be no impact to property values to the businesses due to the potential renovation of the high school. There are seven properties on Kirk St including St. Anne's Church, the Oblate Real Estate Trust, Community Teamwork, Madison Security and the National Park Service.

Please let me know if you need anything further.

Sincerely,

Susan LeMay

Susan A. LeMay, MAA
Chief Assessor/Chair
Lowell Board of Assessors



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May 30, 2017

Mr. Conor Baldwin
Chief Financial Officer
City Hall – 375 Merrimack Street
Lowell, MA 01852

Dear Mr. Baldwin:

This is in response to your request to look into the matter of the possibility of what the impact of value could be to the properties in the vicinity of the area if Lowell High School were to be relocated in the Belvidere section of the city.

I could not find any evidence that relocating the high school anywhere in the city would impact the sale prices or assessed values of the abutting properties. I contacted many other assessing officials from across the state and from those that I spoke with, not one community has seen a negative impact in assessed values from a school being built in a residential area. Billerica, for example, a new elementary school was built about six years ago and I was told the sale prices in that neighborhood increased, so it is believed the school had a positive impact on the sale prices and overall values.

My staff and I have also taken a look at three residential areas in Lowell in Belvidere, Pawtucketville and the Highlands Sections of the city to specifically look at the sales in the vicinity of those schools over the past three years in the immediate area where the properties might be impacted by the traffic as well as sales of properties further away from the schools where there would be no traffic impact. We found no evidence of any difference in the sale prices of properties, just as the other assessing officials across the state found. . I am enclosing the maps showing the three areas in the city where we analyzed the sales located near the schools and/or the direct routes to and from the school buildings.

In conclusion, after researching the sales locally and statewide, there doesn't appear to be any impact to sale prices of properties due to the location of a public school building.

Sincerely,

Susan A. LeMay, MAA
Chief Assessor/Chair
Lowell Board of Assessors

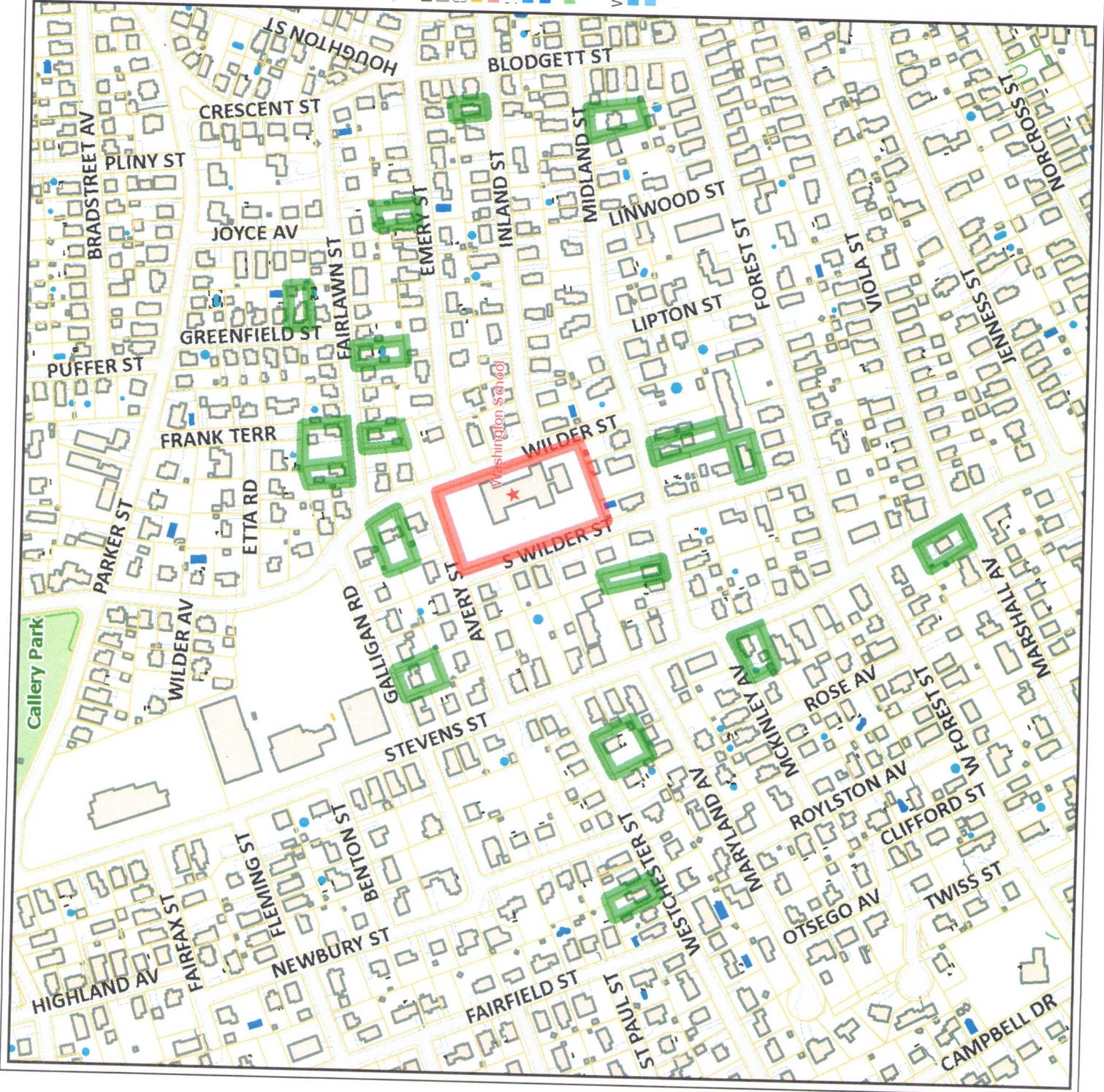
Enc.-3



City of Lowell Massachusetts

Washington School (Wilder St)

- Lowell Boundary
- Parcels
- Popular Destinations
- Driveways
- Railroads
- Buildings
- Foundation
- Mobile Home
- Tank
- Deck
- Pool - Above Ground
- Pool - In-Ground
- Parks
- Paved Roads
- Water Bodies
- Open Water
- River
- Border Town Parcels



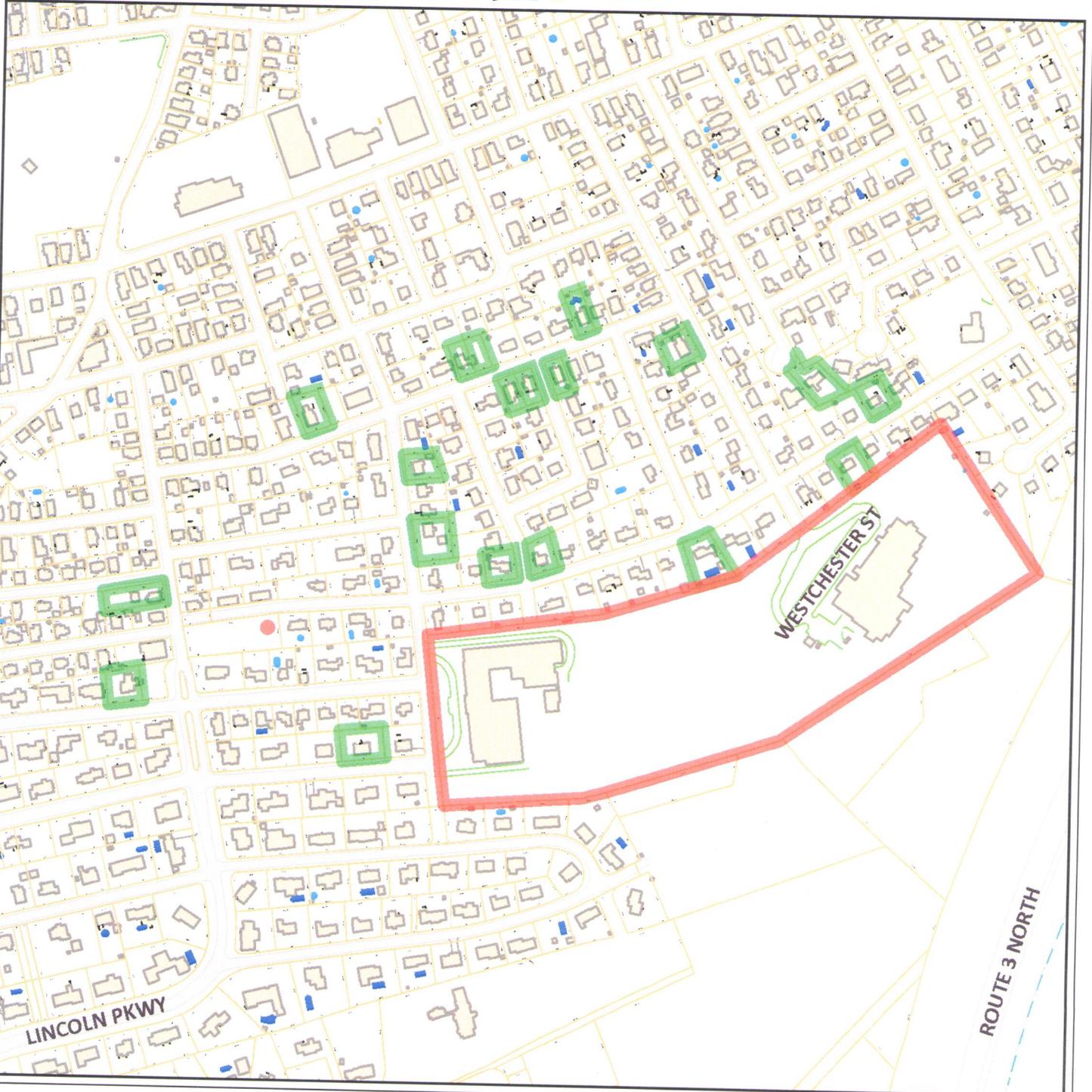
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1" = 320 ft
 May 30, 2017



City of Lowell Massachusetts Bailey & Daley School (Fleming St)

- Lowell Boundary
- Parcels
- Buildings
- Building Foundation
- Mobile Home
- Tank
- Deck
- Pool - Above Ground
- Pool - In-Ground
- Paved Roads
- Water Bodies
- Open Water
- River
- Border Town Parcels



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1" = 386 ft

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