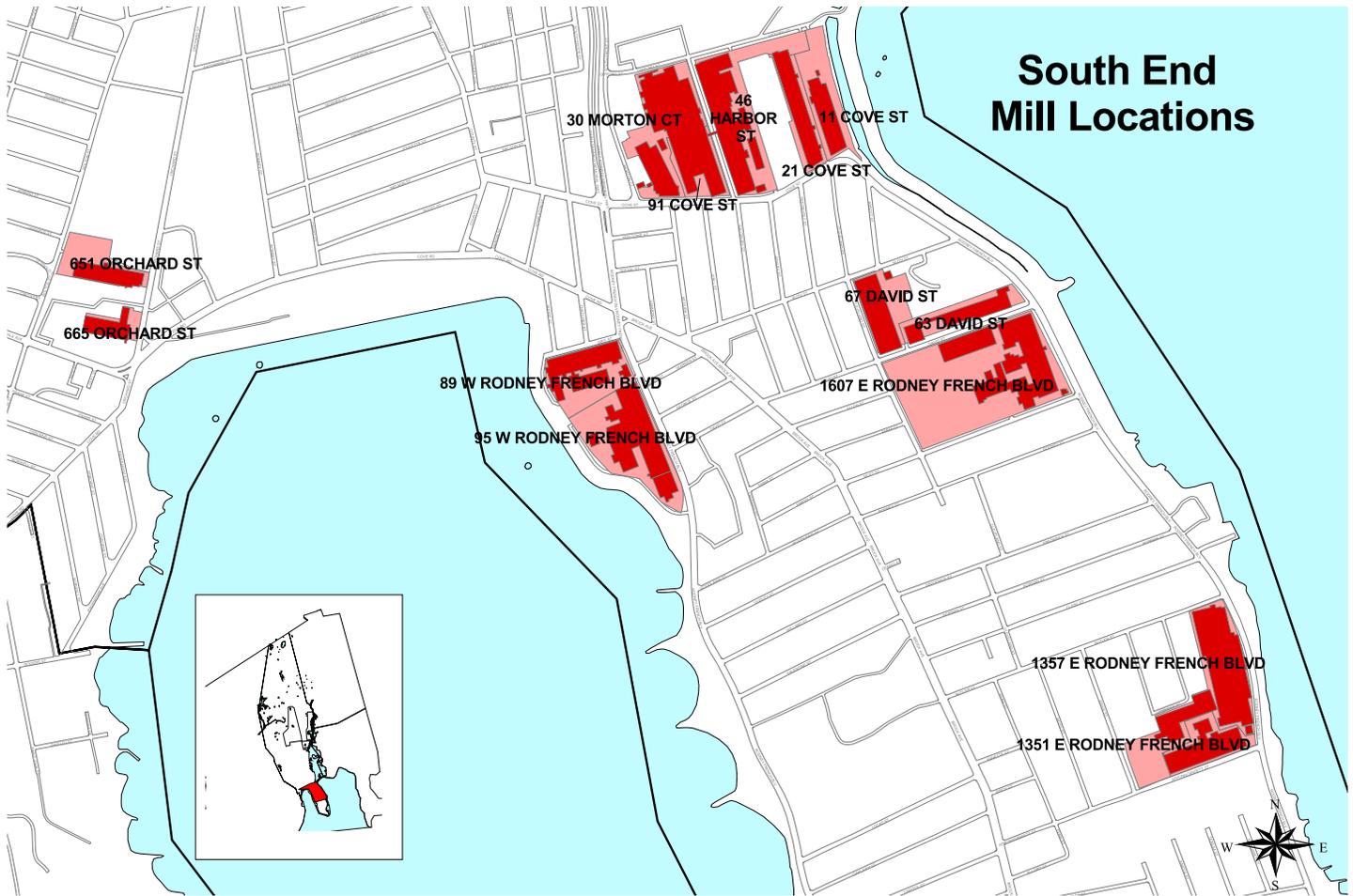


**SOUTH END MILL DISTRICT PROPERTIES**

- 11 Cove Street
- 21 Cove Street
- 91 Cove Street
- 46-92 Harbor Street
- 30 Morton Court
- 40 Ruth Street
- 63 David Street
- 67 David Street
- 1351 E. Rodney French Blvd.
- 1357 E. Rodney French Blvd.
- 1607 E. Rodney French Blvd. (1)
- 1607 E. Rodney French Blvd. (2)
- 89 W. Rodney French Blvd.
- 91 W. Rodney French Blvd
- 95-127 W. Rodney French Blvd.
- W. Rodney French Blvd.
- 651 Orchard Street
- 665-667 Orchard Street
- 13 Edward Street
- 99-105 Rockdale Ave.
- 280 North Street
- 77 Forest Street





## New Bedford Mill Inventory Data Sheet

Location: 11 Cove St

Contact Name: J.Pontiff/ R. Miller

Plot: 21 Lot: 47 Alpha:

Contact #: 508-994-9130

Zoning: INB Yr Built: 1919

Owner: 69 Main St LLC

Current Use:  
Storage

Address1: 114 Front St

City, State Zip: New Bedford, MA 02740

Parcel Size Acre: 2.708 Bldg Value: \$802,400.00

Bldg Size Sq Ft: 200672 Land Value: \$268,400.00

Available Sq Ft: 140000 Total Value: \$1,070,800.00



Values based on FY07 assessment

### POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	5	15
	Physical Condition	3	4	12
	Special Exterior Features	3	4	12
	Special Interior Features	3	4	12
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	3	6
<b>TOTAL SCORE:</b>				<b>169</b>

Note: The range of value is between a low total of 40 and a high total of 200

#### Weight Factors for Categories

Economic Dev. Potential 5  
Site/Structure Condition 3  
Historical Significance 2

#### Ranking

Highly Advantageous 5  
Advantageous 4  
Neutral 3  
Disadvantageous 2  
Highly Disadvantageous 1

Notes: Located within the COSMOD. Permitted for \_\_\_ Residential units

## New Bedford Mill Inventory Data Sheet

Location: 21 Cove St

Contact Name: J. Pontiff/ R. Miller

Plot: 21 Lot: 46 Alpha:

Contact #: 508-994-9130

Zoning: INB Yr Built: 1900

Owner: Joseph Hassey

Current Use:

Address1: 21 Cove St

Artist/Storage/Office/Lt. Mfg Lease

City, State Zip: New Bedford, MA 02744

Parcel Size Acre: 2.678 Bldg Value: \$659,600.00

Bldg Size Sq Ft: 154486 Land Value: \$258,300.00

Available Sq Ft: 75000 Total Value: \$917,900.00



Values based on FY07 assessment

### POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	5	15
	Physical Condition	3	4	12
	Special Exterior Features	3	4	12
	Special Interior Features	3	4	12
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	3	6
<b>TOTAL SCORE:</b>				<b>166</b>

Note: The range of value is between a low total of 40 and a high total of 200

#### Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

#### Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located within the COSMOD. Permitted for \_\_\_ Residential units

## New Bedford Mill Inventory Data Sheet

Location: 91 Cove St

Contact Name: Harry and Jeannine

Plot: 21 Lot: 53 Alpha:

Contact #: 508-992-1099

Zoning: INB Yr Built: 1910

Owner: J R Mills LLC

Current Use:

Address1: 73 Cove St

Antique/Salvage Retail

City, State Zip: New Bedford, MA 02745

Parcel Size Acre: 2.778 Bldg Value: \$1,469,100.00

Bldg Size Sq Ft: 236443 Land Value: \$283,100.00

Available Sq Ft: 10000 Total Value: \$1,752,200.00



Values based on FY07 assessment

### POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	2	6
	Physical Condition	3	4	12
	Special Exterior Features	3	4	12
	Special Interior Features	3	4	12
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	3	6
<b>TOTAL SCORE:</b>				<b>155</b>

Note: The range of value is between a low total of 40 and a high total of 200

#### Weight Factors for Categories

Economic Dev. Potential 5  
 Site/Structure Condition 3  
 Historical Significance 2

#### Ranking

Highly Advantageous 5  
 Advantageous 4  
 Neutral 3  
 Disadvantageous 2  
 Highly Disadvantageous 1

Notes: Located within the COSMOD.

## New Bedford Mill Inventory Data Sheet

Location: 46-92 Harbor St

Contact Name: Roland Letendre

Plot: 21 Lot: 30 Alpha:

Contact #: 508-990-4201

Zoning: INB Yr Built: 1910

Owner: Hathaway Mills LLC

Current Use:

Address1: 84 Gifford St

Artist/Storage/Office/Lt. Mfg Lease

City, State Zip: New Bedford, MA 02744

Parcel Size Acre: 6.321 Bldg Value: \$1,285,100.00

Bldg Size Sq Ft: 356465 Land Value: \$486,600.00

Available Sq Ft: 16000 Total Value: \$1,771,700.00



Values based on FY07 assessment

### POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	4	12
	Physical Condition	3	4	12
	Special Exterior Features	3	4	12
	Special Interior Features	3	4	12
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	4	8
<b>TOTAL SCORE:</b>				<b>165</b>

Note: The range of value is between a low total of 40 and a high total of 200

#### Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

#### Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located within the COSMOD.

## New Bedford Mill Inventory Data Sheet

Location: 30 Morton Ct

Contact Name: Ronald Letendre

Plot: 21 Lot: 29 Alpha:

Contact #: 508-999-4201

Zoning: INB Yr Built: 1910

Owner: South Coast Mills LLC

Current Use:  
Vacant/Office space

Address1: 84 Gifford St

City, State Zip: New Bedford, MA 02744

Parcel Size Acre: 8.716 Bldg Value: \$1,910,400.00

Bldg Size Sq Ft: 49278 Land Value: \$554,400.00

Available Sq Ft: 49278 Total Value: \$2,564,800.00



Values based on FY07 assessment

### POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	4	12
	Physical Condition	3	3	9
	Special Exterior Features	3	4	12
	Special Interior Features	3	4	12
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	3	9
HISTORIC PRESERVATION	Historical Significance	2	3	6
<b>TOTAL SCORE:</b>				<b>160</b>

Note: The range of value is between a low total of 40 and a high total of 200

#### Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

#### Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located within the COSMOD.

## New Bedford Mill Inventory Data Sheet

Location: 40 Ruth Street

Contact Name: Maura Cronin

Plot: 16 Lot: 150 Alpha:

Contact #: 508-287-5043

Zoning: INB Yr Built: 1880

Owner: Maura Cronin

Current Use:

Address1: 40 Ruth St

Artist work/live

City, State Zip: New Bedford, MA 02744

Parcel Size Acre: 0.226 Bldg Value: \$205,100.00

Bldg Size Sq Ft: 4292 Land Value: \$70,200.00

Available Sq Ft: 0 Total Value: \$275,300.00



Values based on FY07 assessment

### POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	3	15
	Significance of Viewshed	5	3	15
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	5	15
	Physical Condition	3	4	12
	Special Exterior Features	3	3	9
	Special Interior Features	3	3	9
	Special Site Features	3	3	9
	Existing Public Safety Issues	3	5	15
HISTORIC PRESERVATION	Historical Significance	2	5	10
<b>TOTAL SCORE:</b>				<b>149</b>

Note: The range of value is between a low total of 40 and a high total of 200

#### Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

#### Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located within the MDRMOD.

## New Bedford Mill Inventory Data Sheet

Location: 63 David St

Contact Name: Robert Weeks

Plot: 14 Lot: 218 Alpha:

Contact #: 508-999-2001

Zoning: INB Yr Built: 1910

Owner: Robert Weeks

Current Use:  
Lease

Address1: 11 David St

City, State Zip: New Bedford, MA 02744

Parcel Size Acre: 2.557 Bldg Value: \$670,400.00

Bldg Size Sq Ft: 57460 Land Value: \$264,400.00

Available Sq Ft: 40000 Total Value: \$934,800.00



Values based on FY07 assessment

### POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	2	10
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	2	10
	Significance of Viewshed	5	2	10
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	2	6
	Special Exterior Features	3	3	9
	Special Interior Features	3	3	9
	Special Site Features	3	3	9
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	3	6
<b>TOTAL SCORE:</b>				<b>105</b>

Note: The range of value is between a low total of 40 and a high total of 200

#### Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

#### Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located within the MDRMOD.

## New Bedford Mill Inventory Data Sheet

Location: 67 David St

Contact Name: Steve Riccardi

Plot: 16 Lot: 148 Alpha:

Contact #: 617-479-2426

Zoning: INB Yr Built: 1906

Owner: David St LLC

Current Use:  
Lease

Address1: 218 Willard St

City, State Zip: Quincy, MA. 02269

Parcel Size Acre: 3.052 Bldg Value: \$1,094,600.00

Bldg Size Sq Ft: 225176 Land Value: \$269,000.00

Available Sq Ft: 200000 Total Value: \$1,363,600.00



Values based on FY07 assessment

### POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	3	15
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	3	9
	Special Exterior Features	3	4	12
	Special Interior Features	3	3	9
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	5	10
<b>TOTAL SCORE:</b>				<b>153</b>

Note: The range of value is between a low total of 40 and a high total of 200

#### Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

#### Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located within the MDRMOD.

## New Bedford Mill Inventory Data Sheet

Location: 1351 E Rodney French Blvd

Contact Name: Ken Joblon

Plot: 10 Lot: 17 Alpha:

Contact #: 508-999-3281

Zoning: INB Yr Built: 1910

Owner: Bay View Realty Assc. Ltd.

Current Use:  
Manufacturing

Address1: 1351 E. Rodney French Blvd

City, State Zip: New Bedford, MA. 02744

Parcel Size Acre: 2.913 Bldg Value: \$998,400.00

Bldg Size Sq Ft: 228617 Land Value: \$302,800.00

Available Sq Ft: 0 Total Value: \$1,301,200.00



Values based on FY07 assessment

### POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	4	20
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	2	6
	Physical Condition	3	3	9
	Special Exterior Features	3	3	9
	Special Interior Features	3	4	12
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	3	6
<b>TOTAL SCORE:</b>				<b>149</b>

Note: The range of value is between a low total of 40 and a high total of 200

#### Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

#### Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

## New Bedford Mill Inventory Data Sheet

Location: 1357 E Rodney French Blvd

Contact Name: NA

Plot: 10 Lot: 197 Alpha:

Contact #: 508-992-5400

Zoning: INB Yr Built: 1920

Owner: Simeon Reuben Bruner

Current Use:  
Manufacturing

Address1: 1357 E Rodney French Blvd

City, State Zip: New Bedford, MA 02742

Parcel Size Acre: 8.071 Bldg Value: \$3,109,000.00

Bldg Size Sq Ft: 173287 Land Value: \$563,900.00

Available Sq Ft: 0 Total Value: \$3,672,900.00



Values based on FY07 assessment

### POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	4	20
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	2	6
	Physical Condition	3	3	9
	Special Exterior Features	3	3	9
	Special Interior Features	3	4	12
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	3	6
<b>TOTAL SCORE:</b>				<b>149</b>

Note: The range of value is between a low total of 40 and a high total of 200

#### Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

#### Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

**New Bedford Mill Inventory Data Sheet**

Location: 1607 E Rodney French Blvd (1)

Contact Name: Joe Gracia

Plot: 14 Lot: 2 Alpha: A

Contact #: 508-996-8561

Zoning: INB Yr Built: 1910

Owner: Cornell Dubilier

Current Use:  
Office/Warehouse

Address1: 1607 E Rodney French Blvd.

City, State Zip: New Bedford, MA 02744

Parcel Size Acre: 14.391 Bldg Value: \$541,300.00  
 Bldg Size Sq Ft: 255753 Land Value: \$589,500.00  
 Available Sq Ft: 0 Total Value: \$1,130,800.00



Values based on FY07 assessment

**POTENTIAL DEVELOPMENT EVALUATION**

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	3	15
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	3	15
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	2	6
	Physical Condition	3	4	12
	Special Exterior Features	3	4	12
	Special Interior Features	3	4	12
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	4	8
<b>TOTAL SCORE:</b>				<b>142</b>

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential 5  
 Site/Structure Condition 3  
 Historical Significance 2

Ranking

Highly Advantageous 5  
 Advantageous 4  
 Neutral 3  
 Disadvantageous 2  
 Highly Disadvantageous 1

Notes:

## New Bedford Mill Inventory Data Sheet

Location: 1607 E Rodney French Blvd (2)

Contact Name: Joe Gracia

Plot: 14 Lot: 2 Alpha: B

Contact #: 508-996-8561

Zoning: INB Yr Built: 1910

Owner: Cornell Dubilier

Current Use:  
Office/Warehouse

Address1: 1607 E Rodney French Blvd.

City, State Zip: New Bedford, MA 02744

Parcel Size Acre: 0 Bldg Value: \$541,300.00

Bldg Size Sq Ft: 98162 Land Value: \$588,500.00

Available Sq Ft: 0 Total Value: \$1,130,800.00



Values based on FY07 assessment

### POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	3	15
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	3	15
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	2	6
	Physical Condition	3	3	9
	Special Exterior Features	3	3	9
	Special Interior Features	3	3	9
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	4	8
<b>TOTAL SCORE:</b>				<b>133</b>

Note: The range of value is between a low total of 40 and a high total of 200

#### Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

#### Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

## New Bedford Mill Inventory Data Sheet

Location: 89 W Rodney French Blvd

Contact Name: Paul Bishon

Plot: 15 Lot: 151 Alpha: C

Contact #: 508-997-8821

Zoning: INB Yr Built: 1910

Owner: ERIKA Realty Trust

Current Use:  
Warehouse/Lease

Address1: 100 North Front St

City, State Zip: New Bedford, MA 02740

Parcel Size Acre: 4.3 Bldg Value: \$263,600.00

Bldg Size Sq Ft: 224692 Land Value: \$92,700.00

Available Sq Ft: 150000 Total Value: \$356,300.00



Values based on FY07 assessment

### POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	4	12
	Special Exterior Features	3	3	9
	Special Interior Features	3	3	9
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	4	8
<b>TOTAL SCORE:</b>				<b>161</b>

Note: The range of value is between a low total of 40 and a high total of 200

#### Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

#### Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

## New Bedford Mill Inventory Data Sheet

Location: 91 W Rodney French Blvd

Contact Name: Paul Bishon

Plot: 15 Lot: 151 Alpha: A

Contact #: 508-997-8821

Zoning: INB Yr Built: 1910

Owner: ERIKA Realty Trust

Current Use:  
Lease

Address1: 100 North Front St

City, State Zip: New Bedford, MA 02740

Parcel Size Acre: 0 Bldg Value: \$263,600.00

Bldg Size Sq Ft: 57090 Land Value: \$92,700.00

Available Sq Ft: 25000 Total Value: \$356,300.00



Values based on FY07 assessment

### POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	3	15
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	4	12
	Special Exterior Features	3	4	12
	Special Interior Features	3	4	12
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	4	8
<b>TOTAL SCORE:</b>				<b>152</b>

Note: The range of value is between a low total of 40 and a high total of 200

#### Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

#### Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

## New Bedford Mill Inventory Data Sheet

Location: 95-127 W Rodney French Blvd

Contact Name: Steven Lefkowiz

Plot: 15 Lot: 280 Alpha:

Contact #: 508-997-1771

Zoning: INB Yr Built: 1910

Owner: Clark's Cove Realty Co. LLC

Current Use:  
Retail/Office/Lease

Address1: 127 W Rodney French Blvd

City, State Zip: New Bedford, MA 02745

Parcel Size Acre: 6.694 Bldg Value: \$1,068,900.00

Bldg Size Sq Ft: 353706 Land Value: \$478,000.00

Available Sq Ft: 129000 Total Value: \$1,546,900.00



Values based on FY07 assessment

### POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	4	12
	Special Exterior Features	3	3	9
	Special Interior Features	3	4	12
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	5	10
<b>TOTAL SCORE:</b>				<b>166</b>

Note: The range of value is between a low total of 40 and a high total of 200

#### Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

#### Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

## New Bedford Mill Inventory Data Sheet

Location: W Rodney French Blvd

Contact Name: Paul Bishon

Plot: 15 Lot: 151 Alpha: B

Contact #: 508-997-8821

Zoning: INB Yr Built: 1910

Owner: ERIKA Realty Trust

Current Use:  
Office

Address1: 100 North Front St

City, State Zip: New Bedford, MA 02740

Parcel Size Acre: 0 Bldg Value: \$263,600.00

Bldg Size Sq Ft: 7440 Land Value: \$92,700.00

Available Sq Ft: 7440 Total Value: \$356,300.00



Values based on FY07 assessment

### POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	4	20
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	3	15
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	3	9
	Special Exterior Features	3	4	12
	Special Interior Features	3	4	12
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	4	8
<b>TOTAL SCORE:</b>				<b>149</b>

Note: The range of value is between a low total of 40 and a high total of 200

#### Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

#### Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

## New Bedford Mill Inventory Data Sheet

Location: 651 Orchard St

Contact Name: Jay Williams

Plot: 19 Lot: 48 Alpha:

Contact #: 508-992-7911

Zoning: INB Yr Built: 1889

Owner: Curtis Mello/Jay Williams

Current Use:  
Retail/Office

Address1: 355 Union St

City, State Zip: New Bedford, MA 02740

Parcel Size Acre: 2.678 Bldg Value: \$2,361,400.00

Bldg Size Sq Ft: 122702 Land Value: \$564,200.00

Available Sq Ft: 19000 Total Value: \$2,935,600.00



Values based on FY07 assessment

### POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	5	15
	Physical Condition	3	5	15
	Special Exterior Features	3	5	15
	Special Interior Features	3	5	15
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	5	15
HISTORIC PRESERVATION	Historical Significance	2	5	10
<b>TOTAL SCORE:</b>				<b>182</b>

Note: The range of value is between a low total of 40 and a high total of 200

#### Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

#### Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

## New Bedford Mill Inventory Data Sheet

Location: 665-667 Orchard St

Contact Name: NA

Plot: 19 Lot: 50 Alpha:

Contact #: NA

Zoning: INB Yr Built: 1880

Owner: Stor-U-Self of NB Limited

Current Use:  
Storage

Address1: 55 Cambridge St

City, State Zip: Burlington, Ma 01803

Parcel Size Acre: 1.22 Bldg Value: \$1,027,800.00

Bldg Size Sq Ft: 111248 Land Value: \$247,000.00

Available Sq Ft: Total Value: \$1,274,800.00



Values based on FY07 assessment

### POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	4	20
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	3	15
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	3	9
	Special Exterior Features	3	3	9
	Special Interior Features	3	3	9
	Special Site Features	3	3	9
	Existing Public Safety Issues	3	3	9
HISTORIC PRESERVATION	Historical Significance	2	4	8
<b>TOTAL SCORE:</b>				<b>132</b>

Note: The range of value is between a low total of 40 and a high total of 200

#### Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

#### Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

## New Bedford Mill Inventory Data Sheet

Location: 13 Edward St

Contact Name: NA

Plot: 28 Lot: 218 Alpha:

Contact #: NA

Zoning: BUS Yr Built: 1922

Owner: Terry Inc.

Current Use:

Address1: 13 Edwardd St

Office space/Warehouse

City, State Zip: New Bedford, MA 02740

Parcel Size Acre: 0.23 Bldg Value: \$198,900.00

Bldg Size Sq Ft: 8470 Land Value: \$72,000.00

Available Sq Ft: 0 Total Value: \$270,900.00



Values based on FY07 assessment

### POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	2	10
	Neighborhood Impacts	5	3	15
	Significance of Viewshed	5	2	10
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	5	15
	Special Exterior Features	3	3	9
	Special Interior Features	3	4	12
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	3	6
<b>TOTAL SCORE:</b>				<b>135</b>

Note: The range of value is between a low total of 40 and a high total of 200

#### Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

#### Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

## New Bedford Mill Inventory Data Sheet

Location: 99-105 Rockdale Ave

Contact Name: Lianne Marshall

Plot: 18 Lot: 69 Alpha:

Contact #: 508-997-1133

Zoning: INB Yr Built: 1917

Owner: Storage Center of New bedford

Current Use:  
Storage

Address1: 99 Rockdale Ave

City, State Zip: New Bedford, MA 02740

Parcel Size Acre: 0.99 Bldg Value: \$533,800.00

Bldg Size Sq Ft: 80595 Land Value: \$318,000.00

Available Sq Ft: 0 Total Value: \$871,800.00



Values based on FY07 assessment

### POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	4	20
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	3	15
	Significance of Viewshed	5	3	15
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	3	9
	Special Exterior Features	3	3	9
	Special Interior Features	3	3	9
	Special Site Features	3	3	9
	Existing Public Safety Issues	3	3	9
HISTORIC PRESERVATION	Historical Significance	2	3	6
<b>TOTAL SCORE:</b>				<b>125</b>

Note: The range of value is between a low total of 40 and a high total of 200

#### Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

#### Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

## New Bedford Mill Inventory Data Sheet

Location: 280 North St

Contact Name: NA

Plot: 57 Lot: 281 Alpha:

Contact #: NA

Zoning: BUS Yr Built: 1930

Owner: Anthony L. Mater: Trustee

Current Use:  
Planned Veteran Housing

Address1: 169 Summer St

City, State Zip: Kingston, MA 02364

Parcel Size Acre: 0.487 Bldg Value: \$142,800.00

Bldg Size Sq Ft: 14400 Land Value: \$145,300.00

Available Sq Ft: 0 Total Value: \$288,100.00



Values based on FY07 assessment

### POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	4	20
	Transportation/Access/Intermodal	5	2	10
	Neighborhood Impacts	5	3	15
	Significance of Viewshed	5	2	10
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	5	15
	Physical Condition	3	2	6
	Special Exterior Features	3	3	9
	Special Interior Features	3	3	9
	Special Site Features	3	2	6
	Existing Public Safety Issues	3	3	9
HISTORIC PRESERVATION	Historical Significance	2	2	4
<b>TOTAL SCORE:</b>				<b>113</b>

Note: The range of value is between a low total of 40 and a high total of 200

#### Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

#### Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

## New Bedford Mill Inventory Data Sheet

Location: 77 Forest Street

Contact Name: Nathan Bekemeier

Plot: 36 Lot: 39 Alpha:

Contact #:

Zoning: RB Yr Built: 1900

Owner: Nathan Bekemeier

Current Use:

Address1: 77 Forest Street

Business/Residential

City, State Zip: New Bedford, MA 02740

Parcel Size Acre: 0.089 Bldg Value: \$94,100.00

Bldg Size Sq Ft: 1900 Land Value: \$48,900.00

Available Sq Ft: 0 Total Value: \$143,000.00



Values based on FY07 assessment

### POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	3	15
	Significance of Viewshed	5	3	15
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	4	12
	Physical Condition	3	5	15
	Special Exterior Features	3	5	15
	Special Interior Features	3	5	15
	Special Site Features	3	3	9
	Existing Public Safety Issues	3	5	15
HISTORIC PRESERVATION	Historical Significance	2	4	8
<b>TOTAL SCORE:</b>				<b>159</b>

Note: The range of value is between a low total of 40 and a high total of 200

#### Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

#### Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: