

ABSOLUTE AUCTION

46.68+/- ACRES OF RESIDENTIAL LAND

Selling to the Highest Bidder, Regardless of Price

0 EAST HODGES ST., NORTON, MA

(Assessor's Parcel 36-2-0)

Wednesday, May 7 at 11am On-Site

MA Auc. Lic. #111



TABLE OF CONTENTS

DISCLAIMER

WAIVER & CONFIDENTIALITY AGREEMENT*

*You must sign & return in order to receive additional information

TRANSMITTAL LETTER TERMS & CONDITIONS BUYER'S PREMIUM SAMPLE P&S PROPERTY INFORMATION & PHOTOS LOCATION MAP



The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property
Information Packet was derived from reliable sources and
is believed to be correct, but is not guaranteed. Buyers
shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.

PLEASE COMPLETE, SIGN & DATE THIS DOCUMENT FAX TO 508-362-1073 (OR) EMAIL TO <u>AUCTIONS@JJMANNING.COM</u>
WE WILL EMAIL YOU THE LINK TO THE PASSWORD PROTECTED PDF FILE IN RETURN

WAIVER & CONFIDENTIALITY AGREEMENT BIDDER INFORMATION REQUEST – 0 EAST HODGES ST., NORTON, MA (Parcel 36-2-0)

To receive a copy of the bidder related documents on file including: (Approvals, Permits, Perc Tests, Wetlands Survey, Plans, etc.) for the property known as 0 East Hodges St., Norton, MA (Parcel 36-2-0), you are required to return a completed and signed copy of this form to JJManning Auctioneers prior to the release of any materials to you.

In regard to the above property, **John E. Quattrocchi III** is providing to prospective purchaser:

(Full Name)		
(E-Mail Address)		
(Daytime Phone) (Co.	Name)	
(Mailing Address)		
the documents for the property identified above for such information (if a perc tests, wetlands survey, plans and/or related documents to contain.	any) as prospective purchaser deems the approvals, permits,	
John E. Quattrocchi III, JJManning Auctioneers and their agents, employed the accuracy of these documents or the qualifications of the reporting firm warranty whatsoever as to its condition, occupancy or fitness for habitation	m(s). All the premises will be sold without representation or	
You should conduct such further investigations as you see fit and consul-	t with your own attorney.	
RELEASE AND WAIVER The undersigned has requested an e-mail copy of any approvals, permits regarding the property marked above. The undersigned does hereby fore Auctioneers and its agents, employees and attorneys from any and all da any way to any reliance by the undersigned or any information contained accuracy of information contained therein. The undersigned agrees that agents, employees and attorneys have not made and do not make any repregarding the property, and acknowledges and agrees to the following:	ever release and discharge John E. Quattrocchi III, JJManning mages, claims, demands, actions, and liabilities relating in I in said documents regarding the property or as to the John E. Quattrocchi III, JJManning Auctioneers and their	
(a) John E. Quattrocchi III, JJManning Auctioneers makes absolutely NO REPRESENTATIONS OR WARRANTIES WHATSOEVER with respect to the information contained therein, or as to the accuracy of the information contained therein, either at the time it was prepared or at the present time; (b) The information contained in these documents shall remain confidential and may not be disclosed by you to any other party; (c) The information contained therein is being provided to you FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT BE RELIED UPON BY YOU IN ANY MATTER WHATSOEVER, including, without limitation, being used in connection with (i) determining whether or not to submit a pre-auction offer or bid at the public auction to be conducted by John E. Quattrocchi III, JJManning Auctioneers or (ii) determining the amount of any such offer or bid.		
Signature	Date	







April 2, 2025

Dear Prospective Bidder:

JJManning Auctioneers is pleased to offer a 46.68+/- acre residential property 0 East Hodges St., Norton, MA also known as Assessor's Parcel 36-2-0. This property presents the rare opportunity to create a private haven in a tranquil setting surrounded by natural beauty. On a paved private road close to conservation, golf & shopping. Convenient to Routes 24, 44 & 140. Centrally located within 10+/- miles of Routes I-95, I-295 & I-495. 18+/- miles to Providence & 25+/- miles to TF Green.

Please take time to review the rest of this information package, sign and return the Waiver & Confidentiality Agreement provided for approvals, permits, perc tests, wetlands delineation & site plans for an up to 5-bedroom single-family home with barn. Prospective buyers must conduct their own due diligence in regard to the full potential of this special property.

The owners have chosen Absolute Auction for the sale of this fabulous property, the accelerated method of marketing wherein the last and highest bid will be the winning bid regardless of price. Their decision allows you to set the market price for this large acreage property with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition – a truly special opportunity!

As you know, the property is being sold "as is, with all faults", be sure to visit and inspect the property. There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held on Wednesday, May 7 at 11:00 a.m. on-site. Don't miss it! If you can't attend but wish to make an Absentee Bid, give us a call.

The sale is not contingent upon your ability to acquire mortgage financing. You are encouraged to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence. Read the Sample Purchase & Sale Agreement in this package. You should consult your attorney with any questions regarding the Agreement. There can be no changes to the Agreement.

Don't forget to have the \$15,000 certified deposit check made out to yourself and bring it with you to the auction. You must show the check at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction.

If you are interested in making a pre-auction offer for this property, it must be tendered on a signed JJManning approved Purchase & Sale Agreement and accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer. Please contact us at **auctions@jjmanning.com** or the phone number below for details.

Our experienced auction staff is available to answer your questions at 800-521-0111, at the open house and one hour before the auction. We welcome your calls. See you at the auction. Good luck with your bids!

Sincerely,

Justin J. Manning, CAI, AARE

President



ABSOLUTE AUCTION

46.68+/- ACRES OF RESIDENTIAL LAND

Selling to the Highest Bidder, Regardless of Price

0 EAST HODGES ST., NORTON, MA

Wednesday, May 7 at 11am On-Site

MA Auc. Lic. #111

<u>Terms of Sale:</u> 10% deposit of which Fifteen Thousand Dollars (\$15,000.00) must be presented in certified or bank check. Remainder of the 10% deposit in wire transfer, certified or bank check by 4:00 p.m. ET on Friday, May 9, 2025. Balance in 30 days.

- <u>A.</u> Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to JJManning Auctioneers, Escrow Agent.
- <u>B.</u> Closing will take place on or before Friday, June 6, 2025 (30 days from the auction) unless otherwise agreed upon by Seller, in writing.
- <u>C.</u> A Buyer's Premium of TEN PERCENT (10%) will be added to the high bid. Their sum will constitute the Total Purchase Price. See Buyer's Premium explanation elsewhere in this Bidder Information Package.
- <u>D.</u> The property is being sold "as is, with all faults." must rely on your own inspection and judgment when bidding on this property.
- <u>E.</u> Auctioneer reserves the right to disqualify any bidders at auctioneer's sole discretion. Should a dispute arise amongst any bidders, auctioneer's decision shall be final and binding.
- <u>F.</u> The property is being sold "Absolute" to the high bidder regardless of price.
- <u>G.</u> The property is <u>NOT</u> being sold with a financing contingency. We recommend that you prequalify yourself with your lending institution before bidding at the auction sale. This will allow you to bid with confidence!
- <u>H.</u> Other terms, if any, to be announced at the auction sale.



There will be a Buyer's Premium of 10% added to the high bid. The total of the high bid plus the 10% Buyer's Premium shall constitute the Contract Sales Price.

EXAMPLE:

Bid Price: \$100,000.00

Add 10% Buyer's Premium: \$ 10,000.00

Contract sales price: \$110,000.00

The contract sales price represents the total due from the buyer and will be the amount entered on the *Purchase & Sale Agreement*.

Buyer's Initials:

PURCHASE AND SALE AGREEMENT FOR UNIMPROVED LAND

This 7th day of May 2025

1. PARTIES AND MAILING ADDRESSES

John E. Quattrocchi III hereinafter called the SELLER, agrees to SELL and

hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

2. DESCRIPTION

The land, known as 0 E. Hodges St., Norton, MA more particularly described as town assessor's parcel #36-2-0.

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon. Any non-titled personal property left at the premises as of closing is considered abandoned and shall become the responsibility of the buyer. The SELLER, its agents or representatives have not made any representations, warranties, promises, covenants, agreements or guarantees, implied or expressed, oral or written with respect to the conformity of the property to any zoning, land use regulations, or suitability for potential development or subdivision.

4. TITLE DEED

Said premises are to be conveyed by a good and sufficient Quitclaim Deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided and said deed shall convey a good and clear record, marketable or insurable title thereto, free from encumbrances, except

- (a) Existing rights and obligations in party walls which are not the subject of written agreement;
- (b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- (c) Any liens for municipal betterments assessed after the date of this agreement;
- (d) Easements, restrictions and reservations of record;
- (e) Provisions of existing building and zoning laws;

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

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5. PLANS

The agreed pur	rchase price for said p	oremises is	dollars, of which
	\$	have been paid as a deposit this day and	
	\$	are to be paid in wire transfer, certified, cashier's, treasurer's o 4:00 pm ET on Friday, May 9, 2025 as the additional deposit	r bank check(s) by
	\$	are to be paid at the time of delivery of the deed in cash, or by cashier's, treasurer's or bank check(s)	certified,
	\$	TOTAL	

7. TIME FOR PERFORMANCE DELIVERY DEED

Such deed is to be delivered on or before Friday, June 6, 2025 (30 days of the date of this agreement) at the office of SELLER'S attorney, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.

8. POSSESSION AND CONDITION OF PREMISES

Full possession of said premises, except as herein provided, is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted and (b) in compliance with provisions of any instrument referred to in clause 4 hereof.

9. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void

without recourse to the parties hereto, unless the SELLER elects to use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of up to ninety days.

10. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc.

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

11. BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction. In which case the SELLER shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the premises to their former condition, either (a) pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLER for any partial restoration; or (b) if a holder of a mortgage on said premises shall not permit the insurance proceeds or a part thereof to be used to restore the said premises to their former condition or to be so paid over or assigned, give to the BUYER a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the SELLER for any partial restoration.

12. ACCEPTANCE OF DEED

The acceptance of a deed by the BUYER, or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

13. USE OF SELLER MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

14. INSURANCE

Until the delivery of the deed, the SELLER shall maintain the insurance on said premises as currently insured.

15. ADJUSTMENTS

Collected rents, mortgage interest, water and sewer use charges, operating expenses (if any) according to the schedule attached hereto or set forth below, condominium or home owner's association fees if applicable, and taxes for the then current fiscal year, shall be apportioned and fuel value shall be adjusted, as of the day of performance of this agreement and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed. Uncollected rents for the current rental period shall be apportioned if and when collected by either party.

16. ADJUSTMENT OF UNASSESSED TAXES

If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained.

17. BROKER

BUYER acknowledges that he has engaged no real estate broker, and no real estate broker has in any way been involved in this transaction except any broker previously registered with and acknowledged by AUCTIONEER in writing. BUYER agrees to indemnify and hold harmless the SELLER and AUCTIONEER, including SELLER'S and AUCTIONEER'S reasonable attorney's fees, for any claim made by any real estate broker not registered with and acknowledged by Auctioneer in writing in connection with this transaction.

18. DEPOSIT

All deposits made hereunder shall be held in escrow by JEROME J. MANNING & Co., INC as escrow agent subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, the escrow agent may retain all deposits made under this agreement pending instructions mutually given by the SELLER and the BUYER.

	Buyer's Initials:
19. BUYER'S DEFAULT If the BUYER shall fail to fulfill the BUYER'S agreements herein, all dependent by the SELLER as liquidated damages even if BUYER is	posits made or required to be made hereunder by the BUYER
20. CONTINGENCIES BUYER acknowledges that this Agreement contains no contingencies afficontemplated herein is not consummated for any reason, except SELLER only to the matters set forth in paragraph 4), then the deposit(s) paid by the additional deposit required to be made shall inure to and become the prophereof.	'S inability to deliver marketable or insurable title (subject ne BUYER upon the execution of this Agreement and/or any
21. WARRANTIES AND REPRESENTATIONS The BUYER acknowledges that the BUYER has not been influenced to enter representations not set forth or incorporated in this agreement. The BUYER all faults and without warranty of any kind, whatsoever. Buyer acknowledge review the Property Information Packages (PIPS) for this property along with	further acknowledges that he is buying the Property as is, with s that buyer has reviewed or been given the opportunity to
22. CONSTRUCTION OF AGREEMENT This instrument, executed in multiple counterparts, is to be construed as a instrument, sets forth the entire contract between the parties, is binding up respective heirs, devisee, executors, administrators, successors and assign written instrument executed by both the SELLER and the BUYER. If two obligations hereunder shall be joint and several. The captions and margin to be considered a part of this agreement or to be used in determining the	pon and inures to the benefit of the parties hereto and their as, and may be canceled, modified or amended only by a poor more persons are named herein as BUYER their al notes are used only as a matter of convenience and are not
23. LEAD PAINT LAW The BUYER acknowledges that whenever a child or children under six y paint, plaster or other accessible material contains dangerous levels of leapaint, plaster or other material so as to make it inaccessible to children unhas been notified of said lead paint law by SELLER and AUCTIONEER.	d, the owner of said premises must remove or cover said der six years of age. BUYER further acknowledges that he
24. SOPHISTICATED BUYER The BUYER acknowledges that by registering, participating, and compet AUCTION SALE wherein all contingencies, warranties, and representati and 21 of this agreement establishes that the BUYER is knowledgeable a sophistication commensurate with the complexity of the sale terms both ebeing acquired.	ons have been specifically disclaimed as in paragraphs 20 nd aware of the risks of doing so and possesses a level of
NOTICE: This is a legal document that creates binding obligations. If not	t understood, consult an attorney.
John E. Quattrocchi III, Seller	BUYER
By:	
By:	BUYER

Buyer's Attorney (Name)

Buyer's Attorney (Firm)

Buyer's Attorney's Address (Street or P.O. Box)

Buyer's Attorney's Address (City, State & Zip Code)

Buyer's Mailing Address (Street or P.O. Box)

Buyer's Daytime Phone

Buyer's Evening Phone

Buyer's Mailing Address (City, State & Zip Code)

46.68± ACRES OF RESIDENTIAL LAND

0 East Hodges St (36-2-0), Norton, MA



ABSOLUTE AUCTION Wednesday, May 7 at 11am On-site

Rare opportunity to create your own private haven in a tranquil setting surrounded by natural beauty.

Selling to the Highest Bidder, Regardless of Price

RE Tax Assessment: \$341,500

Site: 46.68± acres (2,033,381± sf), primarily wooded with brook & wetland areas

Parcel ID: 36-2-0 Zoning: R80

Legal Ref.: Parcel 1 only of Bristol N County

Close to conservation, golf & shopping. Convenient to Routes 24, 44 & 140. Centrally located within 10± miles of Routes I-95, I-295 & I-495. 18± miles to Providence & 25± miles to TF Green.

See Property Information Package for approvals, permits, perc tests, wetlands delineation & site plans for an up to 5-bedroom single-family home with barn. Prospective buyers to conduct their own due diligence in regard to the full potential of this special property.

Terms of Sale:

10% certified deposit of which \$15,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, May 9, 2025. Balance in 30 days. 10% Buyer's Premium will be added to the high bid &result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers:

Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms:

Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.



Info., Photos, Broker Reg. & Full Terms at:

JJManning.com 800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675





MA AUC LIC 111 • MA BROKER LIC 5850 Brochure 1830 · Ref 25-2107

SAMPLE IMAGE

Bk: 26019 Pg: 251

NOTE: 48.68+/- Acres Parcel I only to be conveyed.

Bk: 26019 Pg: 251 Page: 1 of 2 Doc: DEED 06/15/2020 11:20 AM ATTEST: Barry J. Amarai, Register

S A Bristol County North Registry of Deeds

MAGE

SAMPLE IMAGE

OUITCLAIM DEED

Court Company, Inc., a Rhode Island Corporation, of 2 Douglas Pike, Smithfield, RI 02917

for consideration paid, and in full consideration of One (\$1.00) Dollar

grants to John Quattrocchi, individually, of 888 Intracoastal Drive, Fort Lauderdale, Florida 33304

MAGE

SAMPLE IMAGE

with quitclaim covenants

The parcels of land in the Town of Norton, Bristol County, Massachusetts, bounded and described as follows:

Parcel I

The parcel of land located on the westerly side of East Hodges Street in said Town of Norton, labeled "48.68 Acres ±" on a certain plan of land entitled "Land Surveyed For Court Company, Inc. in Norton, Massachusetts", prepared by E. Otis Dyer, R.P.L.S., scale 1"=100', dated December 19, 2007 and recorded with the Bristol County Northern District Registry of Deeds in Plan Book 463, Pages 70-71, containing approximately 48.68 acres, more or less, as shown on said plan.

Parcel II

SAMPLE IMAGE

SAMPLE

The parcel of land located in said Town of Norton labeled "9.13 Acres ±" on sheet two of the aforementioned plan of land, containing approximately 9.13 acres, more or less, as shown on said plan.

SAPARCELIII IMAGE

SAMPLE IMAGE

The parcel of land located in said Town of Norton labeled "3.50 Acres ±" on sheet two of the aforementioned plan of land, containing approximately 3.50 acres, more or less, as shown on said

Parcel IV

SAMPLE IMAGE

SAMPLE

The parcel of land located in said Town of Norton labeled "5.12 Acres ±" on sheet two of the aforementioned plan of land, containing approximately 5.12 acres, more or less, as shown on said plan.

SAMPLE IMAGE

SAMPLE IMAGE

Bk: 26019 Pg: 252 SAMP

IMAGE

Meaning and intending to convey, and hereby conveying, from Court Company, Inc., to the Grantee named herein, all of the land of said Court Company, Inc., located in the Town of Norton, Massachusetts, howsoever the same be bounded and described.

For this Grantor's title, see deed from John Quattrocchi, Jr. and Jean Quattrocchi to this Grantor dated May 15, 1973, recorded with the Bristol County Registry of Deeds in Book 1641, Page 735, and deed from Joseph Dorr and Frieda Dorr to this Grantor dated November 5, 1968 recorded with said Registry in Book 1530, Page 292. SAMPLE IMAGE

In Witness Whereof, the undersigned places its corporate hand and seal this 15th day of June, 2020.

IMAGE

SAMPLE IMAGE

COURT COMPANY, INC.

John Quattrocchi

President

Commonwealth of Massachusetts

Brisol, ss.

IMAGE

day of June, 2020, before me, the undersigned notary public, personally appeared John Quattrocchi, proved to me through satisfactory evidence of identification, which was () photographic identification with signature issued by a federal or state government agency, () oath or affirmation of a credible witness, or of personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that he signed it voluntarily for its stated purpose as President on behalf of Court Company, Inc.

SAMPLE IMAGE

Notary Public MATTHEW J. COSTA My Commission Expires: 2/10/2023

IMAGE

RETURN TO

SAMPLE

SAMPLE DOUGLAS PHE SAMPLE SMILLE TO

Town of NORTON - Fiscal Year 2025 Key: 4221 11/23/2024 SEQ #: 3,950 11:57 am CURRENT OWNER PARCEL ID LOCATION CLASS CLASS% DESCRIPTION BN ID BN CARD 100 DEV LAND 36-2-0 0 EAST HODGES ST 1300 1 of 1 QUATTROCCHI JOHN 888 INTRACOASTAL DR 8A TRANSFER HISTORY DOS SALE PRICE BK-PG (Cert) PMT NO PMT DT TY DESC AMOUNT INSP BY 1st % FORT LAUDERDALE, FL 33304 06/15/2020 V 1 26019-251 QUATTROCCHI JOHN COURT COMPANY INC QS 1641-735 AC/SF/UN CREDIT AMT ADJ VALUE Ngh Infl1 Infl2 ADJ BASE SAF Infl3 Lpi VC 100 s 80,000 R80 1.00 100 1.00 100 1.00 179,075 0.57 100 1.00 RM2 0.95 186,840 4,700 300 44.843 R80 1.00 100 1.00 100 1.00 0.73 100 1.00 ELP 1.00 154,660 D TOTAL 46.680 Acres ZONING FRNT ASSESSED CURRENT PREVIOUS N FY2010=46.68A PL12/19/07 B463 P70. INC AREA OF 326,000 LAND 341,500 Ngh NGH 3 O M36 P3 & 84. BUILDING 0 0 Infl1 FACTOR 100 DETACHED 0 0 OTHER 0 0 Infl2 PHY 100 TOTAL 341,500 326.000 TY QUAL COND DIM/NOTE YB UNITS ADJ PRICE RCNLD PHOTO Ε BLDG COMMENTS BUILDING CD ADJ DESC MEASURE MODEL LIST STYLE B QUALITY REVIEW U FRAME ELEMENT CD DESCRIPTION ADJ S BAT T DESCRIPTION UNITS YB ADJ PRICE RCN TOTAL RCN YEAR BLT SIZE ADJ CONDITION ELEM CD NET AREA DETAIL ADJ D \$NLA(RCN) OVERALL CAPACITY UNITS ADJ G EFF.YR/AGE COND **FUNC ECON**

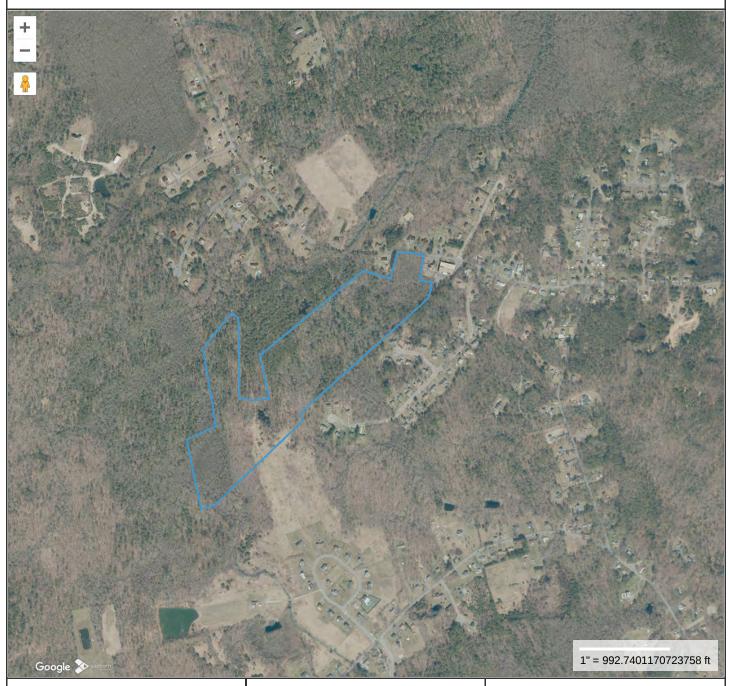
DEPR

RCNLD

% GD

February 26, 2025 Town of Norton, MA

0 E. Hodges St., Norton, MA



Property Information

Property ID 36_2_0 Location 0 EAST HODGES ST

Owner QUATTROCCHI JOHN



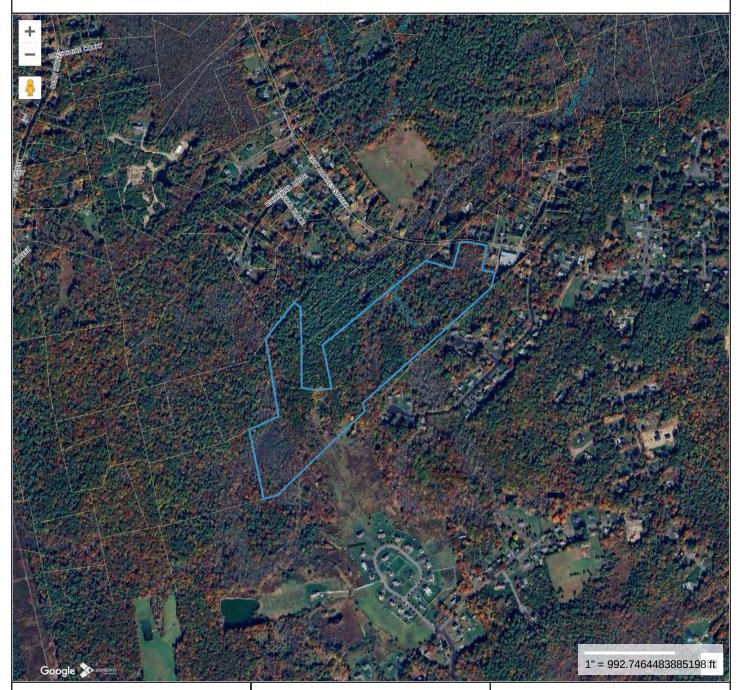
MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

Town of Norton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 07/08/2024 Data updated 07/08/2024

February 26, 2025 Town of Norton, MA

0 E. Hodges St., Norton, MA



Property Information

Owner

Property ID 36_2_0 Location 0 EAST HODGES ST QUATTROCCHI JOHN



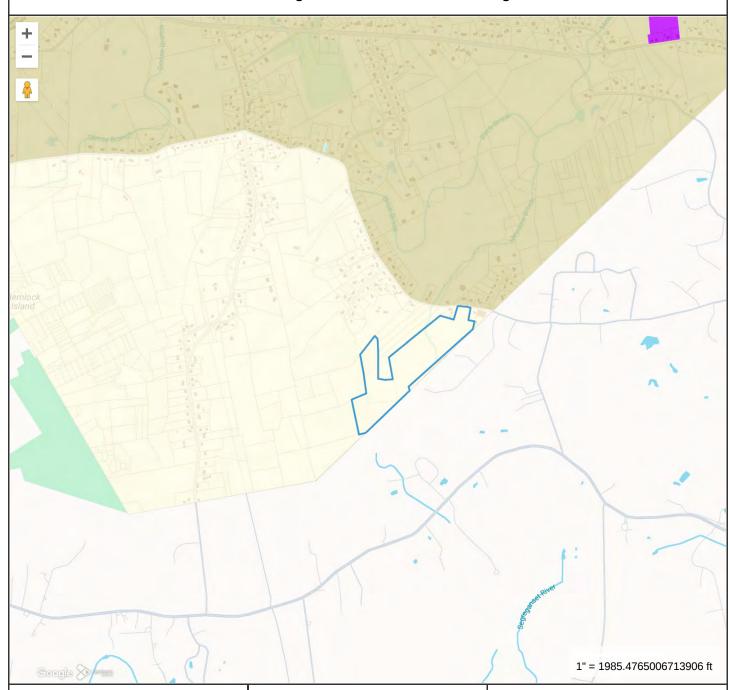
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Geometry updated 07/08/2024 Data updated 07/08/2024

February 26, 2025 Town of Norton, MA

0 E. Hodges St., Norton, MA Zoning



Property Information

Property ID 36_2_0 Location 0 EAST HODGES ST Owner QUATTROCCHI JOHN



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Geometry updated 07/08/2024 Data updated 07/08/2024

Map Theme Legends

Zoning

Norton Water Resource Protection



For additional information please visit <u>use</u> <u>regulations</u> or <u>dimensional regulations</u>

WATER RESOURCE DISTRICT OVERLAY

February 27, 2025 Town of Norton, MA

0 E. Hodges St. 1" = 992.7382814480088 ft Corolle Domini

Property Information

Owner

Property ID 36_2_0 Location 0 EAST HODGES ST QUATTROCCHI JOHN



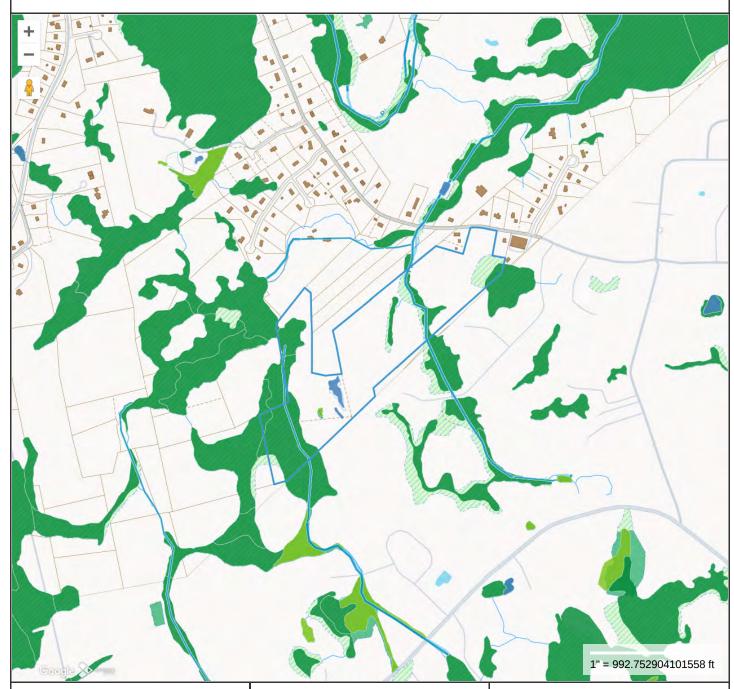
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Geometry updated 07/08/2024 Data updated 07/08/2024

Town of Norton, MA February 26, 2025

0 E. Hodges St., Norton, MA - Wetlands-FEMA



Property Information

Owner

Property ID 36_2_0 Location 0 EAST HODGES ST QUATTROCCHI JOHN



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Geometry updated 07/08/2024 Data updated 07/08/2024

Map Theme Legends

FEMA Flood Zones

A: 1% Annual Chance of Flooding, no BFE

AE: 1% Annual Chance of Flooding, with BFE

AE: Regulatory Floodway

AH: 1% Annual Chance of 1-3ft Ponding, with BFE

AO: 1% Annual Chance of 1-3ft Sheet Flow Flooding, with Depth

VE: High Risk Coastal Area

D: Possible But Undetermined Hazard

X: 0.2% Annual Chance of Flooding

X: Reduced Flood Risk due to Levee

Area Not Included

Area with no DFIRM - Paper FIRMs in Effect

All data included in this layer are considered "final" by FEMA. Any preliminary data that appear on maps displayed at community meetings, etc., are not included here. This map service includes data published by FEMA as of July 21, 2014.

MassGIS: DEP Wetlands (2005)

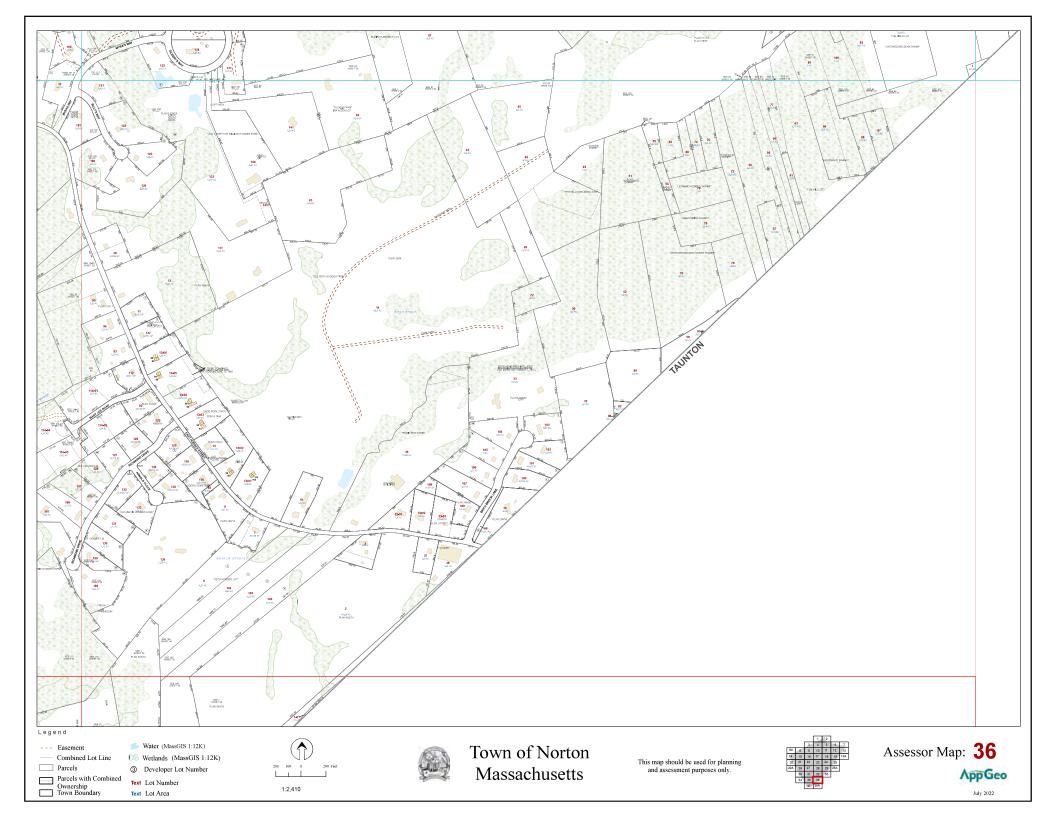


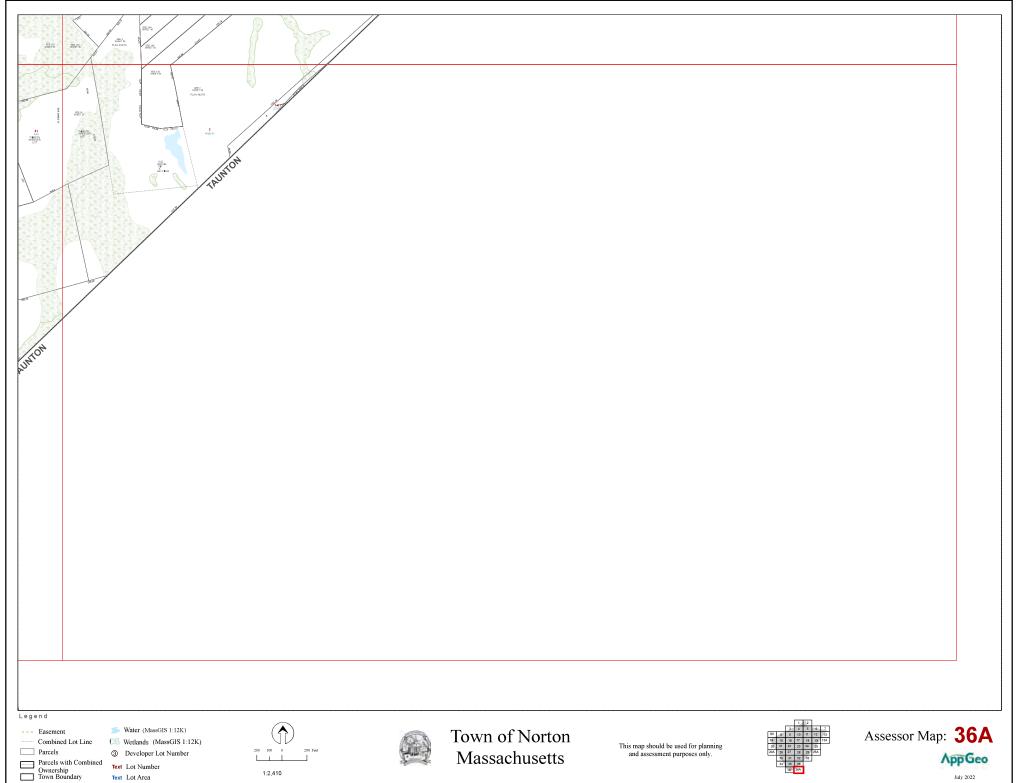
MassGIS: MassDEP Wetlands (2005)

MassGIS: National Wetlands Inventory



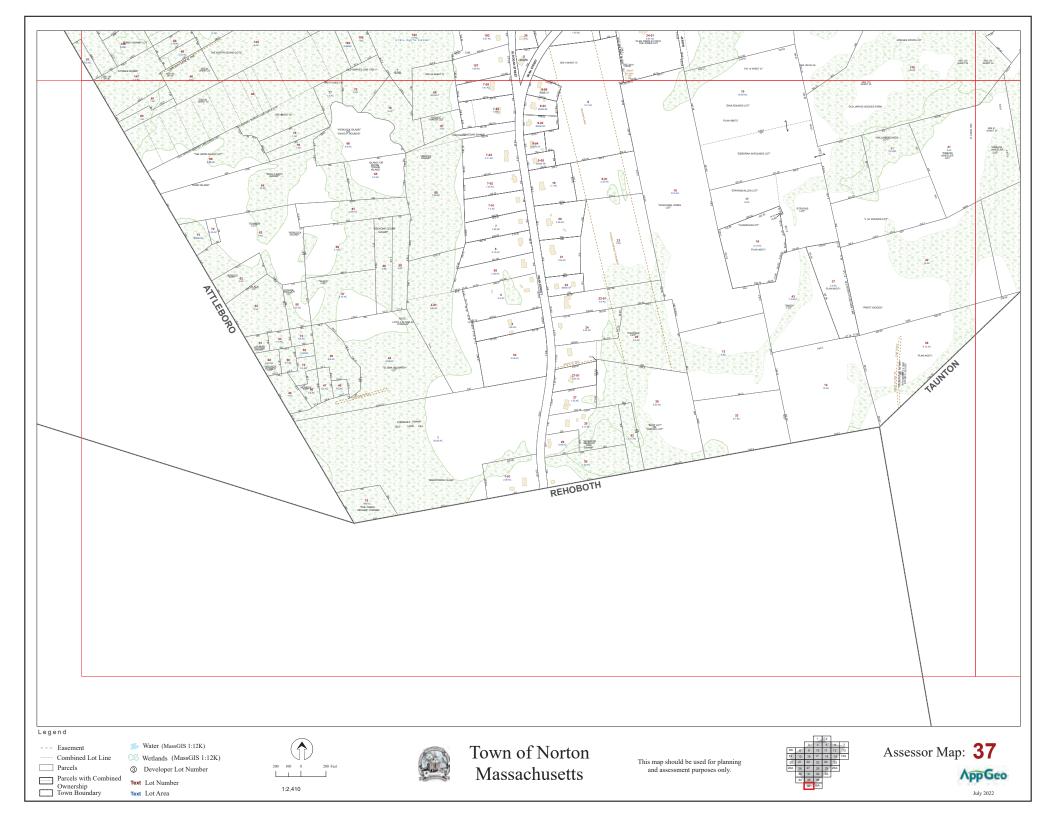
MassGIS: National Wetlands Inventory, Nov 2020





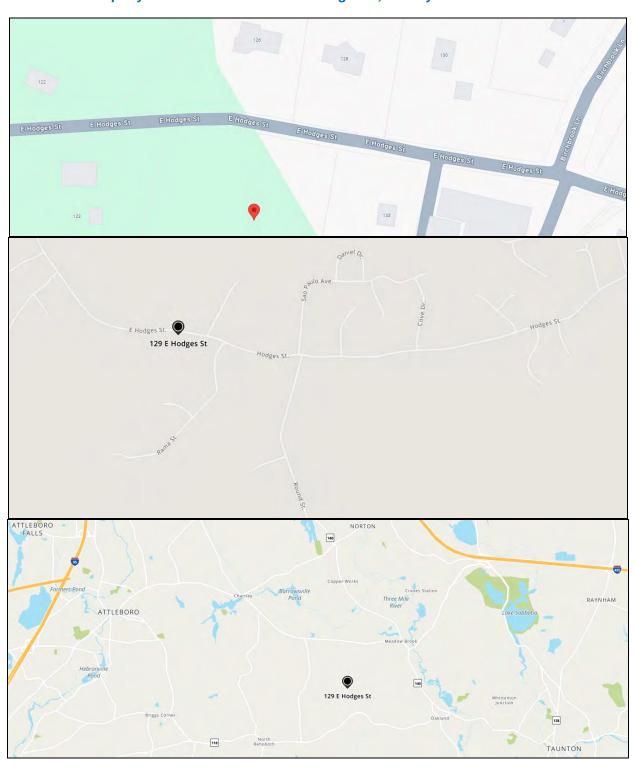
Text Lot Area

July 2022



MAP O EAST HODGES ST., NORTON, MA

Property is between #123 & #133 E Hodges St, directly across from #126





THANK YOU FOR REVIEWING THE ENTIRE PROPERTY INFORMATION PACKAGE. WE LOOK FORWARD TO SEEING YOU AT THE AUCTION. IF YOU HAVE ANY QUESTIONS PLEASE DON'T HESITATE TO CONTACT US.



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