

# Tyngsborough Country Club

## Property Overview



## 2 Houses

48 Sherburne Ave  
(2.04 acres)

56 Sherburne Ave  
(2.25 acres)

## 3 Golf Course Parcels

85 acres total

56.7 acres

18.8 acres

9.45 acres

## 2 Riverfront Parcels

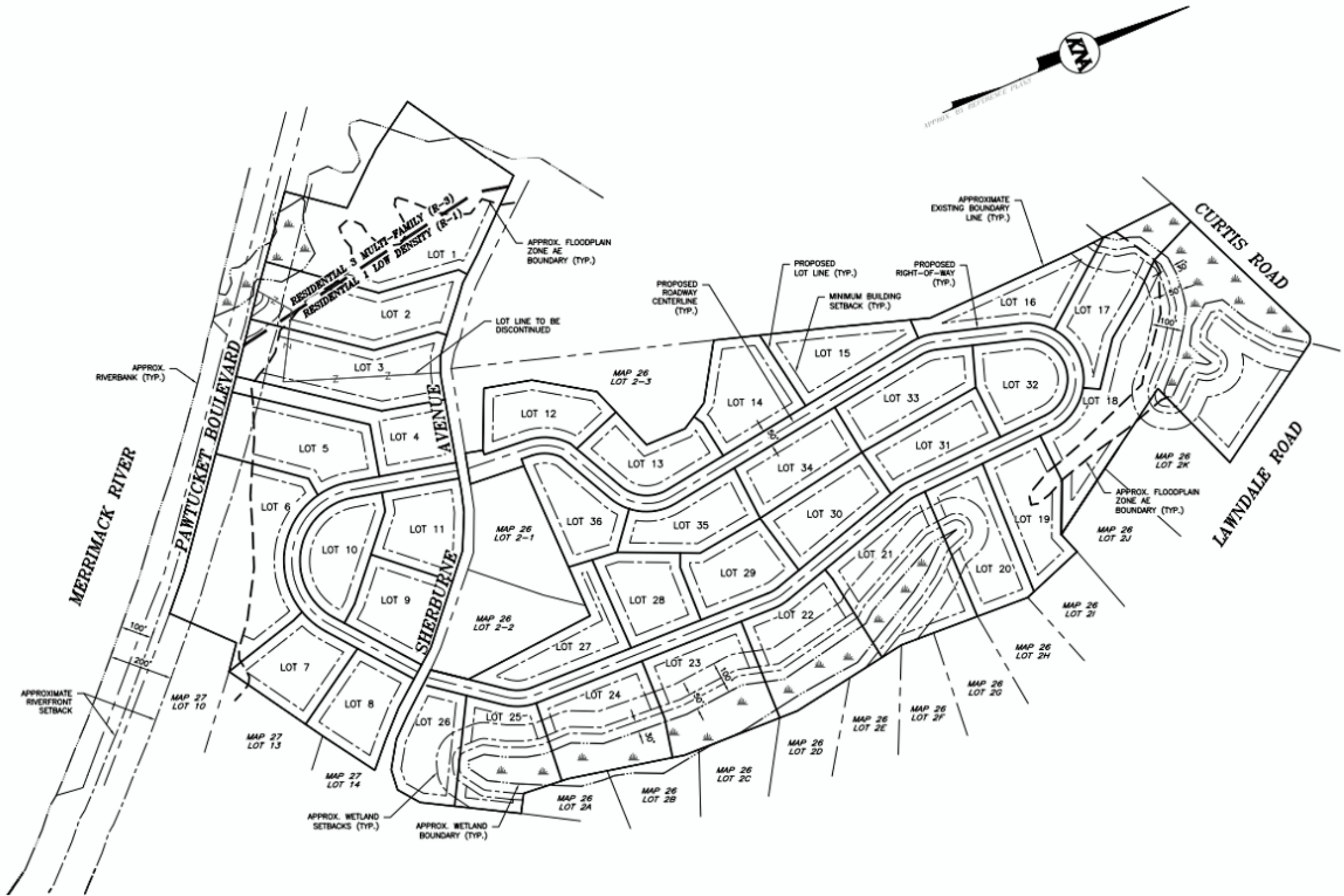
3.7 acres (unbuildable)

1.1 acres and 2.6 acres





# Conventional Subdivision

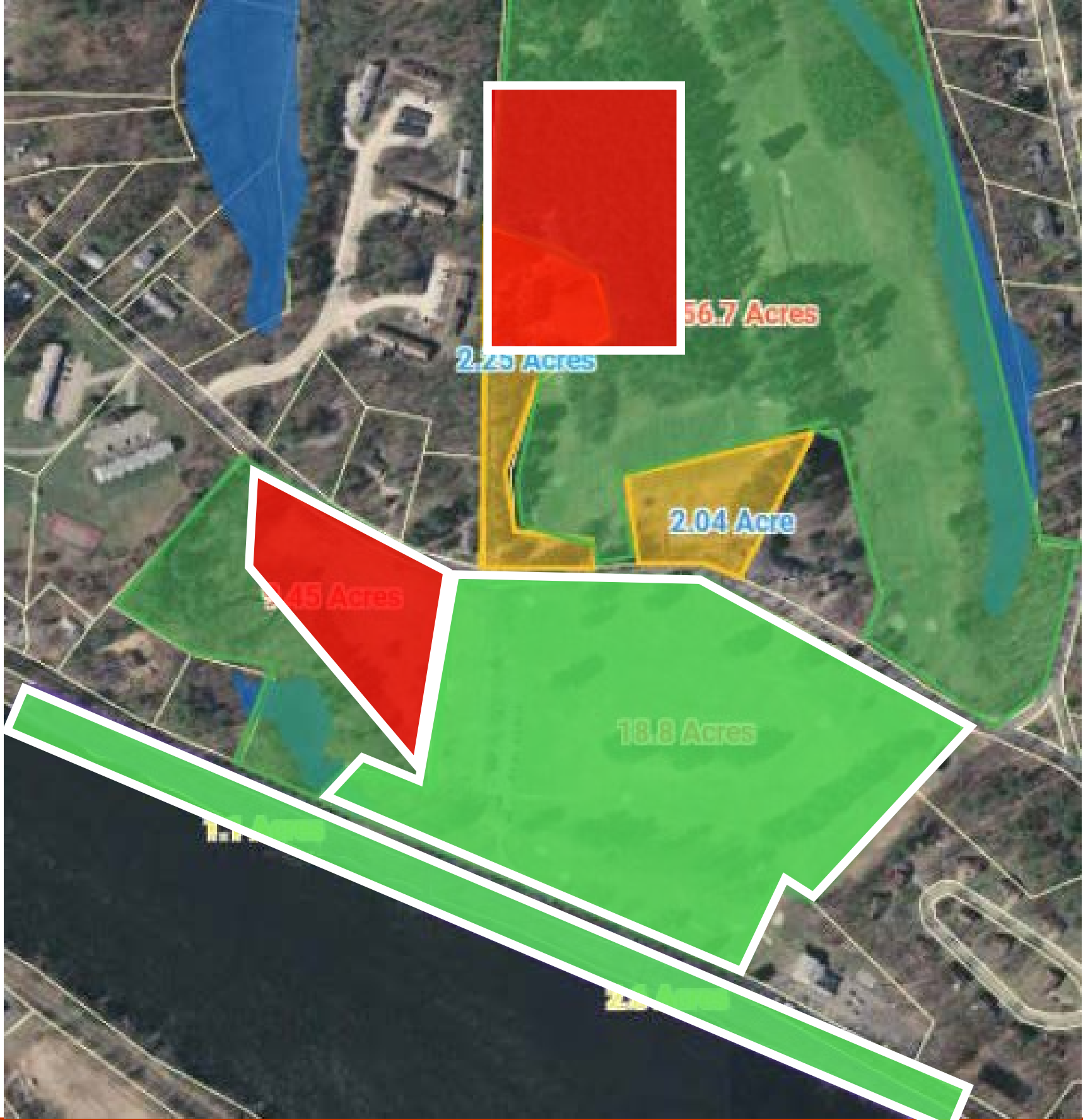


# Potential Redevelopment Areas

Potential for banquet facility/restaurant, ice cream stand, small residential subdivision or 4-8 unit affordable housing development (non-residential use would require zoning relief)

# Proposed for Permanent Conservation

Can still be used for golf course but has future potential use as passive or active recreation



# Golf Course Sales Comp Analysis

Golf Course Comparative Value Analysis							
Town	Year	Purchase Price	Acres	Price Per Acre	Adjusted based on CPI	Adjusted Price Per Acre	
Middleton	2019	\$3,800,000	52	\$73,077	\$3,800,000	\$73,076.92	Municipal
Chelmsford	1995	\$988,622	31.5	\$31,385	\$1,639,763	\$52,055.97	Municipal
Groton	1989	\$1,900,000	113	\$16,814	\$3,873,180	\$34,275.93	Municipal
Attleboro	2018	\$3,000,000	93	\$32,258	\$3,000,000	\$32,258.06	Municipal
Millbury	2018	\$3,100,000	119	\$26,050	\$3,100,000	\$26,050.42	Private development
Average	2008	\$2,557,724.40	82	\$35,916.88	\$3,082,588.60	\$43,543.46	Average
Tyngsborough*	2019	\$3,950,000	85	\$46,470.59	\$3,950,000	\$46,470.59	Municipal
*Requested Purchase Price							
Tyngsborough Value, Average Price/Acre				\$3,701,194 ( 85 Acres x \$43,543 per acre)			

# Golf Course Rough Land Value Analysis

## Tyngsborough Assessors Office

CURRENT LAND VALUATION METHOD:				ASSESSED VALUE	ROUGH VALUE - 50%			
	UNIT PRICE	UNIT TYPE	NO UNITS	AS IMPROVED	ACCOUNT FOR DEVELOPMENT COSTS	# OF LOTS		ROUGH VALUE
AVERAGE:	\$3.15	SF	43560	137,214	68,607			
	\$7,500	AC	0.5	3,750	1,875			
			1.5 AC	140,964	70,482	37		2,607,834
	UNIT PRICE	UNIT TYPE	NO UNITS	ASSESSED VALUE AS IMPROVED	ROUGH VALUE - 50% ACCOUNT FOR DEVELOPMENT COSTS	# OF LOTS		ROUGH VALUE
ABOVE AVERAGE:	\$3.50	SF	43560	152,460	76,230			
	\$7,500	AC	0.5	3,750	1,875			
			1.5 AC	156,210	78,105	37		2,889,885
	UNIT PRICE	UNIT TYPE	NO UNITS	ASSESSED VALUE AS IMPROVED	ROUGH VALUE - 50% ACCOUNT FOR DEVELOPMENT COSTS	# OF LOTS		ROUGH VALUE
GOOD:	\$4.10	SF	43560	178,596	89,298			
	\$7,500	AC	0.5	3,750	1,875			
			1.5 AC	182,346	91,173	37		\$3,373,401

	56 Sherburne Ave	1	\$319,900
	48 Sherburne Ave	1	\$511,600
	<b>TOTAL</b>		<b>\$4,204,901</b>

# TCC Valuation Data

	Price per acre	Acres	Total
Golf Course Sales Comps	\$43,543	85	\$3,701,194
56 Sherburne Ave	\$290,000	1	\$290,000
48 Sherburne Ave	\$550,000	1	\$555,000
		<b>Total</b>	<b>\$4,537,694</b>

**Golf Course Sales Comp Analysis**  
 - Middleton, Chelmsford,  
 - Groton, Attleboro,  
 - Millbury

	low estimate	high estimate	Lots	Total
Cost per lot	\$60,000	\$91,173	37	\$2,220,000-\$3,373,401
56 Sherburne Ave	\$280,000	\$300,000	1	\$290,000
48 Sherburne Ave	\$550,000	\$560,000	1	\$555,000
	<b>Total</b>	<b>Total</b>		<b>\$3,065,000 - \$4,218,401</b>

**Rough Land Value Analysis**  
 -Tynsborough Assessors Office  
*(updated w/ Keller Williams Market Assessment for residential Properties)*

	low estimate	high estimate	Lots	Total
Land Appraisal	\$1,133,610	\$2,293,500	36	\$2,293,500
56 Sherburne Ave	\$280,000	\$300,000	1	\$290,000
48 Sherburne Ave	\$550,000	\$560,000	1	\$555,000
			<b>Total</b>	<b>\$3,138,500</b>

**Appraised Value (36 lots)**  
 -Keller Williams Commercial And Government Affairs Division



# Overview

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- 1) Town purchases TCC to run as Golf Course or Open Space
  - Requires Town Meeting borrowing authorization
  - Requires debt exclusion ballot vote
    - Potential State/Federal grants and CPC contribution to reduce debt exclusion borrowing amount
    - Potential resale/redevelopment of portion of site to offset borrowing cost
    - Potential to cover portion of the borrowing within the operating budget and/or free cash
  
- 2) Current owner takes property out of Chapter Land, runs Golf Course for one year, Town loses Right of First Refusal.
  - Conventional Subdivision
  - ~36-40 lots
  - Requires Town to take no action other than standard Planning Board and Conservation Commission subdivision review



# Municipal Funding Options

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## **Proposition 2 ½ debt exclusion (May 2019)**

**\$400,000 Federal Grants x 3:** Conservatively expect to receive at least 1

**Up to \$1,000,000 Operating Budget:** Combination of borrowing and/or FY19 free cash

## **CPC funding availability**

After Old Town Hall and First Parish Meeting House Debt Service

- Approx. \$135k/year additional estimated revenue available
- \$750,000 in undesignated fund balance

**48 Sherburne Ave and 56 Sherburne Ave:** Purchase with short-term interest-only borrowing at appraised value until golf course portions are deeded to the golf course and parcels can be resold

### 3 Golf Course Parcels

85 acres total

Top Value \$43,500/ acre

~\$3,700,000 total

56.7 acres= \$2,466,450

Borrow \$2 Million debt exclusion

Fund remaining \$466k within budget

9.45 acres= \$411,075

Fund within budget

18.8 acres= \$817,800

Proposed CPC \$400k and Federal Grant Match \$400k

### 2 Riverfront Parcels

3.7 acres (unbuildable)

Nominal value- Grants/CPC/Fund within Budget



# Cost to Purchase

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## **Appraised Value: \$3,051,500 - \$4,532,000**

- Expected to pay on the top end of the appraised value for golf course consistent with other municipal golf course purchases. This also guarantees cooperation from land owner during golf course transition from privately run to municipally run.
- Land owner would have right to their own appraisal if the Town uses lowest appraised value, or not sell to the town at all. Eminent domain taking would be costly in legal fees, could take 1-2 years, no guarantee of final value.
- Expected to pay current market value for 2 residential properties.

## **Additional cost considerations related to sale:**

- Golf Course Equipment (~\$150,000)
- Value of preserving open space
- Value of license to irrigate with water from Merrimack River
- Participation and training from current owners during transition
- Contingency for any required capital upgrades or operating losses
- Small amount for legal fees

# Cost to Purchase- Options for consideration

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- ~\$2 Million Proposition 2 ½ debt exclusion\*
- ~\$1 Million borrowing funded within annual operating budget and/or free cash
- \$400k+ grant funds
- \$400k matching CPC funds
- **Total ~\$3.8 Million for Golf Course parcels**
  
- Short-term borrowing for two homes \$555k and \$290k
  - Homes will be re-sold; no permanent borrowing source required

*\*Additional grant funds would be used to further lower borrowing costs. If no grant, CPC match, or operating budget funds are awarded, the Prop 2 ½ borrowing cost would be increased.*