



TOWN OF WALPOLE  
2023 DEC 27 19  
RECEIVED  
BOARD OF ASSESSORS

Town of Walpole  
Commonwealth of Massachusetts  
Zoning Board of Appeals

Town Hall  
135 School Street  
Room 212  
Walpole, MA 02081  
ZBA@walpole-ma.gov

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**REQUEST FOR ABUTTERS LIST**

To: Board of Assessors

Date: Dec. 27, 2023

I request two (2) copies of an abutters list (locus 300 feet) for the Zoning Board of Appeals

Applicant's Name: Wall Street Development Corp.

Address: P.O. Box 272, Westwood, MA 02090

Telephone: 617-922-8700

Email: lou@wallstreetdevelopment.com

Location of Property: 7 Brook Lane  
Map 20, Parcel 115, 119, 136 + 137

I understand that I am to pay a fee of \$1.50 per abutter, to the Board of Assessors for this list.

The following items are included in this package:

- Abutters List
- Abutters Request Form
- 2 sets of Mailing Labels

\* The entire package must be submitted to the Zoning Board of Appeals when applying for a hearing.



**Board of Assessors**  
John R. Fisher, Chair  
Richard J. Zaccaro, Clerk  
Denise A. Ellis, Member

**TOWN OF WALPOLE**  
Commonwealth of Massachusetts  
Phone (508) 660-7315 Fax (508) 906-3598  
E-mail: Assessors@walpole-ma.gov

**Town Hall**  
135 School Street  
Walpole, MA 02081

January 8, 2024

I, Dennis J. Flis, Director of Assessing for the Board of Assessors in the Town of Walpole, hereby certify that the following are the current owners as of January 1, 2024; for FY 24.

The land being shown on the Assessors Map for the Town of Walpole as the following:

Owner: Martin Brian E.

Parcel: 20/115

Address: 7 Brook Lane

Owner: Wall Street Development Corp.

Parcel: 20/119

Address: Union Street

Parcel: 20/136

Address: 48 Burns Avenue

Parcel: 20/137

Address: Burns Avenue

Together with the attached lists of owners of all adjoining land of said abutters within 300 feet of the property lines.

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Dennis J. Flis  
Director of Assessing  
Attachments

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT		WALPOLE, MA	
MARTIN BRIAN E	7 BROOK LN	1 Level	2 Public Water	1 Paved	2 Suburban	RES BLDG	1010	243,900	243,900	Board of Assessors	135 School St	Walpole, MA 02081	(508) 660-7315
		4 Rolling	3 Public Sewer			RES LAND	1010	323,400	323,400				

RECORD OF OWNERSHIP		SUPPLEMENTAL DATA		PREVIOUS ASSESSMENTS (HISTORY)		VISION GOVERNMENT SOLUTIONS	
MARTIN BRIAN E	25238	BK-VOL/PAGE	4112: A&B2	Year	Code	Assessed	Assessed
LANZILLO GERARDO	24440	SALE DATE	Attached Document	2024	1010	243,900	243,900
HSBC BANK USA TR	0386	QU / VI	Plans	2023	1010	239,100	2022
HALALMAJ ANNA &	23991	U / I	Assoc Pld#	2023	1010	281,300	2022
HALALMAJ ANNA	18107	U / I		2023	1010	323,400	2022
	0512	1 / 1		Total	Total	520,400	Total
	04034	0 / 0		567,300	567,300	567,300	473,800

EXEMPTIONS		OTHER ASSESSMENTS		APPRAISED VALUE SUMMARY	
Year	Code	Description	Amount	Code	Amount
			0.00		
Nbhd		Nbhd Name	Tracing	Appraised Bldg. Value (Card)	
0050		B		Appraised Xf (B) Value (Bldg)	
				Appraised Ob (B) Value (Bldg)	
				Appraised Land Value (Bldg)	
				Special Land Value	
				Total Appraised Parcel Value	
				Valuation Method	

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Date	Id	Type	Is	Cd	Purpose/Result
11	01-09-2007	RS	Residential	02-09-2022	PB			00	Listed
				06-07-2007	GM			BP	Building Permit
				03-30-1999	99			45	Value Change
				08-22-1996	DC			00	Listed

LAND LINE VALUATION SECTION		APPRAISED VALUE SUMMARY												
Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1010	One Family	GR	16,837 SF	16.70	1.00000	5	1.00	0060	1.150		1.0000	19.21	323,400
Total Card Land Units 0.39 AC Parcel Total Land Area 0.39														
Total Land Value 323,400														

BUILDING PERMIT RECORD		APPRAISED VALUE SUMMARY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Total Appraised Parcel Value
11	01-09-2007	RS	Residential	40,000		100		ADDITION	567,300

LAND LINE VALUATION SECTION		APPRAISED VALUE SUMMARY												
Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1010	One Family	GR	16,837 SF	16.70	1.00000	5	1.00	0060	1.150		1.0000	19.21	323,400
Total Card Land Units 0.39 AC Parcel Total Land Area 0.39														
Total Land Value 323,400														

CURRENT OWNER		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
Level	Public Water	1 Paved	2 Suburban	Description	Code	Assessed	Assessed	Code	Assessed
1 WALL STREET DEVELOPMENT COR				RES LAND	1320	34,700	34,700	34,700	34,700
4 Rolling	3 Public Sewer								
SUPPLEMENTAL DATA		Attached Document		VISION GOVERNMENT SOLUTIONS					
WALPOLE, MA Board of Assessors 135 School St Walpole, MA 02081 (508) 660-7315									

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		SALE PRICE		VC	
Year	Code	Amount	Code	Description	Number	Amount	Year	Code	Assessed	Year	Code
34158	07/119	0536	0314	06-09-2016	U	50,100	2024	1320	34,700	2023	1320
Total		0.00		Total		34,700		34,700		34,700	

EXEMPTIONS		OTHER ASSESSMENTS		PREVIOUS ASSESSMENTS (HISTORY)		APPRAISED VALUE SUMMARY	
Year	Code	Description	Amount	Code	Description	Number	Amount
Total		0.00		Total		34,700	
Total		34,700		Total		30,300	
Total		28,000		Total		34,700	

BUILDING PERMIT RECORD		INSPIR DATE		% COMP		DATE COMP		COMMENTS	
Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	
Total Appraised Parcel Value 34,700									

VISIT / CHANGE HISTORY		DATE		ID		TYPE		IS		CD		PURPOSE/RESULT	
Date	Type	Id	Type	Is	CD	Value Change	Info Error						
03-27-2018	19	DF	DF	45	Value Change								
09-06-2013	00	DF	DF	00	Listed								
09-16-2002	41	DF	DF	41	Value Change								
08-22-1996	00	DC	DC	00	Listed								

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	Tracing	Batch
0040	B		

LAND LINE VALUATION SECTION		LAND UNITS		UNIT PRICE		SIZE ADJ		SITE INDEX		COND		NBHD		NBHD ADJ		NOTES	
Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond	Nbhd	Nbhd Adj	Cond	Nbhd	Nbhd Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1320 Res Land	GR	GR	43,560	6.79	1.00000	5	0.10	0050	1.100	0.50	EXAC	1.000	FRONTAGE/TOPO	1.0000	0.75	32,500
1	1320 Res Land	GR	GR	0.220	20,000.00	1.00000	5	0.50	EXAC	1.000	0.50	EXAC	1.000	TOPO	1.0000	10,000	2,200
Total Card Land Units				1.22 AC		Parcel Total Land Area		1.22		Total Land Value		34,700					

<b>CURRENT OWNER</b>		<b>TOPO</b>		<b>UTILITIES</b>		<b>STRT / ROAD</b>		<b>LOCATION</b>		<b>CURRENT ASSESSMENT</b>	
WALL STREET DEVELOPMENT COR		1 Level	2 Public Water	1 Paved	2 Suburban	Description		Code	Assessed	WAL POLE, MA	
2 WARTHIN CIR		4 Rolling	3 Public Sewer			RES LAND		1300	335,400	335,400	Board of Assessors
NORWOOD MA 02062		Alt Prcl ID		Attached Document		135 School St		VISION GOVERNMENT SOLUTIONS		Walpole, MA 02081 (508) 660-7315	
Building Address: 48 BURNS AVE		Census Old ID 4112: 6B & A		Plans							
		Lot # 0.7898		Assoc Pld#							
		GIS ID F_735189_2883348									

<b>RECORD OF OWNERSHIP</b>		<b>BK-VOL/PAGE</b>		<b>SALE DATE</b>		<b>QU / VI</b>		<b>SALE PRICE</b>		<b>VC</b>	
WALL STREET DEVELOPMENT COR		36797	0372	05-15-2019	U	I	500,000	1T			
FELTON WILLIAM J & SUSAN M		09078	0669	10-21-1991			130,000				
		Total									
		0.00									

<b>EXEMPTIONS</b>		<b>OTHER ASSESSMENTS</b>	
Year	Code	Description	Amount
Total		0.00	

<b>ASSESSING NEIGHBORHOOD</b>		<b>NOTES</b>	
Nbhd	Nbhd Name	B Tracing	
0050		Batch	

<b>APPRAISED VALUE SUMMARY</b>	
Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	335,400
Special Land Value	0
Total Appraised Parcel Value	335,400
Valuation Method	C

<b>BUILDING PERMIT RECORD</b>								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
19-EBP-203	01-09-2020	RS		25,000		100		DEMO HOUSE

<b>LAND LINE VALUATION SECTION</b>											
Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes
1	1300 Res Land	GR		34,402 SF	8.48	1.00000	5	1.00	0060	1.150	
Total Card Land Units				0.79 AC	Parcel Total Land Area 0.79				Total Land Value		335,400

<b>VISIT / CHANGE HISTORY</b>					
Date	Id	Type	Is	Cd	Purpos/Result
07-26-2022	DF			00	Listed
02-09-2022	PB			00	Listed
06-03-2009	AL			00	Listed
08-23-1996	DC			00	Listed

<b>APPRAISED VALUE SUMMARY</b>	
Total Appraised Parcel Value	335,400

CURRENT OWNER		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
Level	Rolling	Public Water	Public Sewer	Paved	Suburban	Description	Code	Assessed	Assessed
1	4					RES LAND	1320	38,000	38,000
2 WARTHIN CIR									
NORWOOD MA 02062									
Building Address: BURNS AVE		GIS ID F_735296_2883266		Assoc Pld#					
At Prcl ID 4112:		Census Old ID 6C		Attached Document					
Lot #		Lot Size		Plans					
PHOTO									
VISION GOVERNMENT SOLUTIONS									
WALPOLE, MA		Board of Assessors		135 School St		Walpole, MA 02081		(508) 660-7315	

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		QU / VI		SALE PRICE		VC	
Year	Code	Description	Amount	Code	Description	Number	Amount	Year	Code	Assessed	Year
		WALL STREET DEVELOPMENT COR	37615	0469	02-21-2020	U	155,000	2024	1320	38,000	2023
		BURNS AVENUE DEVELOPMENT LL	35653	0276	12-07-2017	U	155,000	2024	1320	38,000	2023
		FIORIO ELAINE L &	30892	0364	01-08-2013	U	155,000	2024	1320	38,000	2023
		DELUTIS GUIDO P & JANIS C	06226	0098		V	155,000	2024	1320	38,000	2023
Total						38,000		33,300		30,700	

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
		ASSESSING NEIGHBORHOOD	0.00
		Tracing	
Total		0.00	

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	38,000
Special Land Value	0
Total Appraised Parcel Value	38,000
Valuation Method	C

BUILDING PERMIT RECORD								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

LAND LINE VALUATION SECTION											
Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond	Nbhd.	Nbhd. Adj	Notes
1	1320	Res Land	GR	43,560	6.79	1.00000	5	0.10	0060	1,150	
1	1320	Res Land	GR	0.200	20,000.00	1.00000	5	1.00	EXAC	1,000	
Total Card Land Units				1.20	AC	Parcel Total Land Areal		1.20	Total Land Value		

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpose/Result
03-27-2018	19			45	Value Change
09-06-2013	DF			00	Listed
08-23-1996	DC			00	Listed

PREVIOUS ASSESSMENTS / HISTORY						
Year	Code	Assessed	V	Year	Code	Assessed
2023	1320	33,300		2022	1320	30,700
Total		38,000		Total		30,700

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	38,000
Special Land Value	0
Total Appraised Parcel Value	38,000
Valuation Method	C

20/ 121/ / /  
SCHIFONE ANN N  
183 UNION ST  
E WALPOLE, MA 02032

20/ 116/ / /  
MANZANARES ROGER  
215 UNION ST  
E WALPOLE, MA 02032

20/ 117/ / /  
MACPHAIL LEROY & AGNES C  
207 UNION ST  
E WALPOLE, MA 02032

20/ 120/ / /  
BARROWS STEPHEN L  
189 UNION ST  
E WALPOLE, MA 02032

20/ 115/ / /  
MARTIN BRIAN E  
7 BROOK LN  
E WALPOLE, MA 02032

20/ 119/ / /  
WALL STREET DEVELOPMENT  
CORP  
PO BOX 272  
WESTWOOD, MA 02090

20/ 118/ / /  
USEVICH WILLIAM L  
201 UNION ST  
E WALPOLE, MA 02032

20/ 144/ 4/ /  
BARLETTA CAROLE A &  
FERELLI KENNETH B  
5 RAINBOW POND DR UNIT 3  
WALPOLE, MA 02081

20/ 144/ 8/ /  
WEBSTER TIMOTHY E &  
SANCHEZ-WEBSTER CLAUDIA  
8 REDWOOD MEWS  
E WALPOLE, MA 02032

20/ 144/ 6/ /  
BUCKLEY PAUL T TR  
BUCKLEY PAUL T REVOCABLE  
TRUST  
6 REDWOOD MEWS  
E WALPOLE, MA 02032

20/ 144/ 7/ /  
SCHMITT GUNTHER W & JUDITH  
4 BRIAR HILL ROAD  
MEDFIELD, MA 02052

20/ 144/ 5/ /  
WESTGARD KAREN E  
144 PLEASANT ST #5  
E WALPOLE, MA 02032

20/ 144/ 9/ /  
KILGARRIFF THOMAS J III TR  
MK IRREVOCABLE TRUST  
9 REDWOOD MEWS  
E WALPOLE, MA 02032

20/ 144/ 14/ /  
KUGADAS ABIRAMI  
14 REDWOOD MEWS  
E WALPOLE, MA 02032

20/ 144/ 11/ /  
MALIK SONIA & MONISH  
11 REDWOOD MEWS  
E WALPOLE, MA 02032

20/ 144/ 15/ /  
LIN CHIH-YUAN & CHEN HUNG-CHIN  
15 REDWOOD MEWS  
E WALPOLE, MA 02032

20/ 144/ 10/ /  
RILEY CAROLE  
10 REDWOOD MEWS  
E WALPOLE, MA 02032

20/ 144/ 1/ /  
ITO JENNIFER H &  
LEE RICHARD A  
1 REDWOOD MEWS  
E WALPOLE, MA 02032

20/ 144/ 16/ /  
HIKSON TERRY P & LISA  
16 REDWOOD MEWS  
E WALPOLE, MA 02032

20/ 144/ 12/ /  
RATTET CLARK R & JANICE G TRS  
RATTET FAMILY TRUST  
P O BOX 1222  
WEST TISBURY, MA 02575

20/ 144/ 13/ /  
SIROTIN FELIX & ELENA  
13 REDWOOD MEWS  
E WALPOLE, MA 02032

20/ 138/ / /  
CAMPBELL CHRISTOPHER & CATHY  
J  
35 BURNS AVE.  
E WALPOLE, MA 02032

20/ 139/ / /  
CAMPBELL ROBERT J & CAMPBALL  
CHR  
31 BURNS AVE  
E WALPOLE, MA 02032

20/ 144/ 21/ /  
ROFFINOLI ROBERT J  
21 REDWOOD MEWS  
E WALPOLE, MA 02032

20/ 144/ 18/ /  
BROWN PHYLLIS M  
18 REDWOOD MEWS  
E WALPOLE, MA 02032

20/ 144/ 3/ /  
APPLETON DIANE M  
3 REDWOOD MEWS  
E WALPOLE, MA 02032

20/ 144/ 2/ /  
MURRIA PRIYA & GANDIKOTA  
VENKATA  
2 REDWOOD MEWS  
EAST WALPOLE, MA 02032

20/ 144/ 23/ /  
COUSINEAU HEATHER M &  
BENJAMIN RAY OWEN  
23 REDWOOD MEWS  
E WALPOLE, MA 02032

20/ 144/ 17/ /  
CASSIS ARLENE  
17 REDWOOD MEWS  
E WALPOLE, MA 02032

20/ 144/ 24/ /  
HESLIN JOANNE TR  
HESLIN JOANNE REVOCABLE  
TRUST  
24 REDWOOD MEWS  
E WALPOLE, MA 02032

20/ 144/ 20/ /  
SHERYL, LANE  
MAKENNA, LANE  
20 REDWOOD MEWS  
E WALPOLE, MA 02032

20/ 144/ 22/ /  
HOURIHAN HELEN  
22 REDWOOD MEWS  
E WALPOLE, MA 02032

20/ 144/ 19/ /  
DIRANY CHRISTINE  
19 REDWOOD MEWS  
E WALPOLE, MA 02032

20/ 112/ / /  
WILMOT JANET M & JOHN S  
4 BROOK LN  
E WALPOLE, MA 02032

21/ 15/ / /  
UNION STREET CME LLC  
P.O. BOX 134  
EAST WALPOLE, MA 02032

20/ 114/ / /  
HAYES-MONTVILLE CHERYL L  
8 BROOK LN  
E WALPOLE, MA 02032

20/ 113/ / /  
MAGERER SCOTT A & MELISSA  
6 BROOK LN  
E WALPOLE, MA 02032

20/ 135/ / /  
CONROY JOHN & JUDITH A  
455 ELM ST  
WALPOLE, MA 02081

20/ 136/ / /  
WALL STREET DEVELOPMENT  
CORP  
2 WARTHIN CIR  
NORWOOD, MA 02062

20/ 132/ / /  
SHEEHAN JOSEPH & JOYCE  
28 BURNS AVE  
E WALPOLE, MA 02032

20/ 133/ / /  
RANDO MARK & FAITH  
30 BURNS AVE  
E WALPOLE, MA 02032

20/ 137/ / /  
WALL STREET DEVELOPMENT  
CORP  
2 WARTHIN CIR  
NORWOOD, MA 02062

20/ 134/ / /  
CONROY JOHN & JUDITH A  
455 ELM ST  
WALPOLE, MA 02081

20/ 145/ / /  
WALPOLE TOWN OF-CC  
135 SCHOOL ST  
WALPOLE, MA 02081

20/ 111/ / /  
FLAHERTY MARGARET E  
225 UNION ST  
E WALPOLE, MA 02032

20/ 144/ / /  
REDWOOD MEWS CONDOS

20/ 130/ / /  
JUNG JO-ANN TR  
JUNG JO-ANN 2016 REVOCABLE  
TRUST  
8 BURNS AVE  
E WALPOLE, MA 02032

20/ 83/ / /  
FREDERICO REALTY TRUST  
ARMANDO FREDERICO TRUSTEE  
P.O. BOX 35  
NORWOOD, MA 02062

20/ 106/ / /  
NICOLETTI RUDOLPH A & PAULA A  
TR  
NICOLETTI REALTY TRUST  
192 UNION ST  
E WALPOLE, MA 02032

20/ 131/ / /  
GOODRICH GRANT S & XUE EMILY Y  
10 BURNS AVE  
E WALPOLE, MA 02032

20/ 124/ / /  
FRANGIE ANTHONY R  
81 MAYFLOWER LN  
MARSHFIELD, MA 02050

20/ 122/ / /  
RYAN JOHN D JR  
LLOYD STEPHANIE  
175 UNION ST  
E WALPOLE, MA 02032

20/ 82/ / /  
DUPRE CHASE N & BARNER  
HAYLEY E  
36 CALVERT RD  
E WALPOLE, MA 02032

20/ 105/ / /  
CEKU JOSEPH & MIRELA  
178 UNION ST  
E WALPOLE, MA 02032



20/ 140/ / /  
COFSKY MICHAEL J & JOAN M  
29 BURNS AVENUE  
E WALPOLE, MA 02032

20/ 108/ / /  
GRAY COLIN  
MCSWEENEY MEGHAN F  
204 UNION ST  
W WALPOLE, MA 02032

20/ 109/ / /  
FINLEY MICHAEL J  
PO BOX 122  
E WALPOLE, MA 02032

20/115, 20/119, 20/136, 20/137

