



Town of Walpole
Commonwealth of Massachusetts
Zoning Board of Appeals

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

TOWN OF WALPOLE
 RECEIVED
 BOARD OF ASSESSORS
 AM 8:55

REQUEST FOR ABUTTERS LIST

To: Board of Assessors

Date: _____

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

Applicant's Name: Ricardo Jomaron

Address: 960/62 MAIN ST.

Telephone: 508-298-2739

Email: Ricardo@jalapeñoswes.com

Location of Property: 960/62 MAIN STREET

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

March 14, 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.


Owner: 956-968 Main St Realty Trust
Murphy John D & Donnell W TR

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

Parcel: 33/33

Address: 956-968 Main Street

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



Dennis J. Flis
Director of Assessing

Attachments

CURRENT OWNER		956-968 MAIN ST REALTY TRUST		TOPO		1 Level		UTILITIES		1 Paved		STRT / ROAD		LOCATION		CURRENT ASSESSMENT		WALPOLE, MA	
MURPHY JOHN D & DONNELL W TR		7 WEST ST		4 Rolling		3 Public Sewer		Attached Document		2 Suburban		RES BLDG		0112		916,825		Board of Assessors	
WALPOLE MA 02081		Alt Prcl ID 4111:		Census Old ID 1		Lot # 0.2181		Plans		COMM BLDG		0112		176,865		493,675		135 School St	
Building Address: 956-968 MAIN ST		GIS ID F_723272_2878358		Assoc Pict#		COM LAND		0322		95,235		95,235		95,235		95,235		Walpole, MA 02081 (508) 660-7315	
VISION GOVERNMENT SOLUTIONS																			

RECORD OF OWNERSHIP		956-968 MAIN ST REALTY TRUST		11066		0026		10-03-1995		U		1		00		2024		0112		916,825		2023		0112		915,850		2022		0112		849,940											
MURPHY JOHN D		Amount 0000		Code		Description		Number		Amount		Comm Int		Appraised Bldg. Value (Card)		Appraised Ob (B) Value (Bldg)		Appraised Land Value (Bldg)		Special Land Value		Total Appraised Parcel Value		Valuation Method		Total Appraised Parcel Value		1,682,600		C													
EXEMPTIONS																				Total		0.00																					
OTHER ASSESSMENTS																				Total		1,682,600																					

ASSESSING NEIGHBORHOOD		N		N		B		Tracing		Batch		Appraised Bldg. Value (Card)		1,352,900	
9-1 BEDROOMS		QUILT SHOP		PER FY14 I+E 14 TOTAL APTS		OUTDOOR SEATING TO REAR 5/5/21		Total Appraised Parcel Value		1,682,600		Appraised Ob (B) Value (Bldg)		1,900	
7-2 BEDROOMS PER FY11 I&E		APTS IN SUMMER 1995		FUNG=STRUCT OBSOL+LOP		JALAPENOS GRILL & BAR		Total Appraised Parcel Value		1,682,600		Appraised Land Value (Bldg)		272,100	

BUILDING PERMIT RECORD		15-0030		04-29-2015		CM		Commercial		14,800		100		GAS FURNACE		08-18-2021		DT		00		Listed		Purpose/Result	
14-0119		07-14-2014		CM		Commercial		8,000		100		100		SUB FLOOR		07-07-2015		DF		00		Building Permit			
14-0049		03-25-2014		CM		Commercial		5,500		100		100		EXHAUST HOOD		07-07-2014		DF		00		Building Permit			
10-0097		12-28-2010		CM		Commercial		15,000		100		100		NEW BAR		07-07-2011		DF		00		Building Permit			
10-0071		09-21-2010		CM		Commercial		6,000		100		100		FIRE REPAIR		07-07-2010		DF		00		Building Permit			
09-0051		08-18-2009		CM		Commercial		5,100		100		100		ROOF		03-24-2010		KA		11		Inspection			
418		09-28-2006		CM		Commercial		100		100		100		OCCUPANCY		07-07-2007		DF		00		Building Permit			

LAND LINE VALUATION SECTION		Use Code		Description		Zone		Land Type		Land Units		Unit Price		I. Factor		Site Index		Cond.		Nbrhd.		Nbrhd Adj		Notes		Location Adjustment		Adj Unit Pric		Land Value	
1		0322		STORE/SHOP M		CBD				9,500		SF		17.25		1.00000		N		1.00		1.660				0		28.64		272,100	
Total Card Land Units		0.22		AC		Parcel Total Land Area		0.22		Total Land Value		272,100																			

APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)		1,352,900			
Appraised Ob (B) Value (Bldg)		1,900		Appraised Land Value (Bldg)		272,100	
Special Land Value		0		Total Appraised Parcel Value		1,682,600	
Valuation Method		C		Total Appraised Parcel Value		1,682,600	

VISIT / CHANGE HISTORY		Date		Id		Type		Is		Cd		Purpose/Result	
08-18-2021		DT		00		Listed							
07-07-2015		DF		00		Building Permit							
07-07-2014		DF		00		Building Permit							
07-07-2011		DF		00		Building Permit							
07-07-2010		DF		00		Building Permit							
03-24-2010		KA		11		Inspection							
07-07-2007		DF		00		Building Permit							

APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)		1,352,900			
Appraised Ob (B) Value (Bldg)		1,900		Appraised Land Value (Bldg)		272,100	
Special Land Value		0		Total Appraised Parcel Value		1,682,600	
Valuation Method		C		Total Appraised Parcel Value		1,682,600	

33/ 27/ / /
RELIANCE LODGE I O O F
1-5 WEST ST
WALPOLE, MA 02081

33/ 30/ / /
WALPOLE DEVELOPMENT PARTNERS
LLC
979 MAIN ST
WALPOLE, MA 02081

33/ 26/ / /
WEST STREET REALTY TRUST
MURPHY JOHN D & DONNELL W TRS
7 WEST ST
WALPOLE, MA 02081

33/ 62/ / /
ABATE CATHERINE T TR ETAL
J P TRUST
P.O. BOX 389
WALPOLE, MA 02081-0389

33/ 64/ / /
WALPOLE COOPERATIVE BANK
982 MAIN ST
WALPOLE, MA 02081

33/ 61/ / /
MCNICHOLAS PATRICK J & CAITLIN M
27 STONE ST
WALPOLE, MA 02081

25/ 264/ / /
948 MAIN STREET LLC
948 MAIN ST
WALPOLE, MA 02081

25/ 261/ / /
LORUSSO SAMUEL A & ANTONIO J JR
ANTONIO J LORUSSO FAMILY TRUST
P O BOX 230
WALPOLE, MA 02081

33/ 33/ / /
956-968 MAIN ST REALTY TRUST
MURPHY JOHN D & DONNELL W TRS
7 WEST ST
WALPOLE, MA 02081

25/ 260/ / /
27 PHOENIX GROUP LLC
14 HARTFORD ST
DOVER, MA 02030

25/ 262/ / /
LORUSSO ANTONIO J TRUSTEE
ANTONIO J LORUSSO FAMILY TRST
331 WEST STREET
WALPOLE, MA 02081

25/ 264/ 1/ /
DONAHUE JAMES M TR
TRUSTEE OF 954 MAIN DON TRUST
954 MAIN ST
WALPOLE, MA 02081

25/ 263/ / /
LORUSSO ANTONIO J TRUSTEE
331 WEST STREET
WALPOLE, MA 02081

25/ 167/ / /
WALPOLE REALTY LP
P O BOX 67522
CHESTNUT HILL, MA 02467

25/ 169/ / /
WALPOLE REALTY LP
P O BOX 67522
CHESTNUT HILL, MA 02467

25/ 168/ / /
931 MAIN STREET REALTY TRUST
MURPHY JOHN D & DONNELL W TRS
7 WEST ST
WALPOLE, MA 02081

25/ 266/ / /
LORUSSO ANTONIO J TRUSTEE
ANTONIO J LORUSSO FAMILY TRUST
331 WEST STREET
WALPOLE, MA 02081

33/ 29/ / /
WALPOLE TOWN OF
135 SCHOOL STREET
WALPOLE, MA 02081

25/ 265/ / /
961 MAIN STREET LLC
961 MAIN ST
WALPOLE, MA 02081

25/ 269/ / /
PAPPAS JAMES & CHARLOTTE C TRS
PAPPAS JAMES & CHARLOTTE C REV T
947 MAIN STREET
WALPOLE, MA 02081

33/ 31/ / /
DUGDALE THOMAS & DEBRA M
5 HIGGINS CIR
E WALPOLE, MA 02032

33/ 32/ 202/ /
NORWELL BRUCE H & AMY G TRS
MANOR REALTY TRUST
969 MAIN ST UNIT 202
WALPOLE, MA 02081

33/ 32/ 207/ /
BETRO REALTY LLC
30 MECHANIC ST
FOXBORO, MA 02035

33/ 32/ 205/ /
JGALLO REAL ESTATE LLC
83 ISLAND RD
MILLIS, MA 02054

33/ 32/ 208/ /
BEAR COUNTRY LLC
16 MILL POND RD
WALPOLE, MA 02081

33/ 32/ 204/ /
B P S PRODUCTIONS INC
969 MAIN ST UNIT 204
WALPOLE, MA 02081

33/ 32/ 206/ /
CHIROKAS THOMAS J & BERNADETTE
M
HETTYFIELD REALTY TRUST
969 MAIN ST UNIT 206
WALPOLE, MA 02081

25/ 166/ / /
981 EAST STREET LLC
C/O JOHN CARROLL
415 NEPONSET AVENUE
DORCHESTER, MA 02122

33/ 32/ 1/ /
DESIMONE EDWIN &
GIDOPOULOS THEODOSIOS
969 MAIN STREET UNIT 1
WALPOLE, MA 02081

33/ 32/ 2/B /
DESIMONE EDWIN &
GIDOPOULOS THEODOSIS
969 MAIN STREET UNIT 1
WALPOLE, MA 02081

25/ 268/ / /
GEEG LLC
12 WASHINGTON ST
SHERBORN, MA 01770

33/ 32/ 3/ /
BSABA REALTY LLC
965 MAIN ST UNIT 03
WALPOLE, MA 02081

33/ 32/ 2/ /
FLAIR GROUP LLC
967 MAIN ST
WALPOLE, MA 02081

33/ 32/ 1/B /
WHITE MICHAEL G & ELIZABETH J TR
WHITE REALTY TRUST
199 BAY COLONY DR
WESTWOOD, MA 02090

33/ 32/ 201/ /
NORWELL BRUCE H & AMY G TRS
MANOR REALTY TRUST
969 MAIN ST UNIT 201
WALPOLE, MA 02081

33/ 32/ 3/B /
BSABA REALTY LLC
965 MAIN ST UNIT 3B
WALPOLE, MA 02081

25/ 273/ / /
CECCA BRIAN D
PO BOX 177
WRENTHAM, MA 02093

25/ 272/ / /
CECCA BRIAN D
PO BOX 177
WRENTHAM, MA 02093

25/ 270/ / /
ABDALLAH OLGA A & ET AL
1027 WASHINGTON ST.
NORWOOD, MA 02062

25/ 274/ / /
CAMROC REALTY LLC
199 MONROE ST
DEDHAM, MA 02026

33/ 28/ / /
24 GLENWOOD CONDOS
24 GLENWOOD CONDOS
WALPOLE, MA 02081

25/ 271/ / /
GIANDOMENICO EDWARD J TR
980 EAST STREET REALTY TRUST
40 FRONT STREET
WALPOLE, MA 02081

25/ 165/ / /
STATION HOUSE LLC
C/O JOHN CARROLL
415 NEPONSET AVENUE
DORCHESTER, MA 02122

33/ 34/ / /
WALPOLE TOWN OF
135 SCHOOL ST
WALPOLE, MA 02081

33/ 36/ / /
WALPOLE TOWN OF
BEHIND FIRE STATION
135 SCHOOL ST
WALPOLE, MA 02081

33/ 37/ / /
WALPOLE TOWN OF
135 SCHOOL ST
WALPOLE, MA 02081

33/ 38/ / /
WALPOLE TOWN OF
135 SCHOOL ST
WALPOLE, MA 02081

33/ 35/ / /
WALPOLE TOWN OF
FIRE STATION
20 STONE ST
WALPOLE, MA 02081

33/ 28/ 7/ /
GIANDOMENICO EDWARD TRUSTEE
RIVERVIEW REALTY TRUST
40 FRONT STREET
WALPOLE, MA 02081

33/ 28/ 3/ /
WEBBER, ELIZABETH MARY
24 GLENWOOD AVE 3
WALPOLE, MA 02081

33/ 28/ 1/ /
MATSUO GORO
24 GLENWOOD AVE UNIT 1
WALPOLE, MA 02081

33/ 28/ 2/ /
FOLEY FRANCIS X
24 GLENWOOD AVE 2
WALPOLE, MA 02081

33/ 28/ 4/ /
LEARNER RIMA
24 GLENWOOD AVE 4
WALPOLE, MA 02081

33/ 28/ 5/ /
GIANDOMENICO EDWARD TRUSTEE
RIVERVIEW REALTY TRUST
40 FRONT STREET
WALPOLE, MA 02081

33/ 28/ 6/ /
WHITE ANDREW J
24 GLENWOOD AVE UNIT 6
WALPOLE, MA 02081

33/ 28/ 8/ /
RJG CORPORATION
24 GLENWOOD AVENUE UNIT A
WALPOLE, MA 02081

33/ 32/ / /
965-969 MAIN ST CONDOS

33/ 23/ / /
1034 EAST STREET LLC
3 BELCHER STREET
PLAINVILLE, MA 02762

