



Town of Walpole

Commonwealth of Massachusetts

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

2024 MAR 18 AM 7:50 Zoning Board of Appeals

RECEIVED
BOARD OF ASSESSORS

REQUEST FOR ABUTTERS LIST

To: Board of Assessors

Date: 3-18-2024

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

Applicant's Name: AHMED ALRIFAI

Address: 19 ELKWAY NORWOOD, MA 02062

Telephone: 781 308 2020

Email: HELIOPOLISAUTOSERVICE@GMAIL.COM

Location of Property: 24 PRODUCTION RD WALPOLE 02081-4618

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 20, 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: Walpole 3 LLC

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

Parcel: 46/18

Address: 12-36 Production Road

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	TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	CODE	APPRAISED	ASSESSED	WALPOLE, MA
WALPOLE 3 LLC	1 Level 4 Rolling	2 Public Water	1 Paved	5 Industrial	IND BLDG IND LAND	4010 4010	1,912,800 580,500	1,912,800 580,500	Board of Assessors 135 School St Walpole, MA 02081 (508) 660-7315
52 PRODUCTION RD	SUPPLEMENTAL DATA								VISION GOVERNMENT SOLUTIONS
WALPOLE MA 02081	Alt Prcl ID Census Old ID Lot # Lot Size Photo GIS ID	4111: G103-B-6	Attached Document						
Building Address: 12-36 PRODUCTION RD			Plans						
				Assoc Pld#					

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WALPOLE 3 LLC	34233	0081	07-01-2016	U	1	1B	2024	4010	1,912,800	2023	4010	1,970,100	2022	4010	1,822,000
DISANGRO JOHN J & DISANGRO PA	5659	0447		U	V		4010	580,500			4010	549,900		4010	509,200
Total															

EXEMPTIONS	Amount	Code	Description	Number	Amount	Comm Int
	0.00					
Total						

OTHER ASSESSMENTS	Amount	Code	Description	Number	Amount	Comm Int
ASSESSING NEIGHBORHOOD						
Nbhd			Tracing			
R						
NOTES						

APPRAISED VALUE SUMMARY	Value
Appraised Bldg. Value (Card)	1,861,400
Appraised Xf (B) Value (Bldg)	27,100
Appraised Ob (B) Value (Bldg)	24,300
Appraised Land Value (Bldg)	580,500
Special Land Value	0
Total Appraised Parcel Value	2,493,300
Valuation Method	C

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

LAND LINE VALUATION SECTION										
Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj
B	Use Code									
3	4010	IND WHSES	IND	0 SF	48.97	1.00000	0	1.00		1.000
Notes										
Location Adjustment										
Adj Unit Pric										
Land Value										
Total Card Land Units				0.00	AC	Parcel Total Land Area: 4.83				Total Land Value
										580,500

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpos/Result
10-12-2023	23			45	Value Change

46/ 20/ 1/ /
MOURAD DEVELOPMENT LLC
76 PRODUCTION RD STE A
WALPOLE, MA 02081

46/ 11/ / /
MONTAUP ELECTRIC CO
C/O NEW ENGLAND POWER CO
ATTN:PROP. TAX DEPT.
40 SYLVAN ROAD
WALTHAM, MA 02451-2286

46/ 17/ / /
WALPOLE 3 LLC
52 PRODUCTION RD
WALPOLE, MA 02081

46/ 18/ / /
WALPOLE 3 LLC
52 PRODUCTION RD
WALPOLE, MA 02081

46/ 16/ / /
GUISTI VITO TR SHERWOOD REALTY
811 MAIN STREET
WALPOLE, MA 02081

46/ 64/ 1/ /
WALPOLE DUGGAN LLC
C/O WM DUGGAN CO INC
3 INDUSTRIAL RD
WALPOLE, MA 02081

46/ 19/ / /
MONTAUP ELECTRIC CO
C/O NEW ENGLAND POWER CO.
ATTN: PROP. TAX DEPT.
40 SYLVAN ROAD
WALTHAM, MA 02451-2286

46/ 32/ / /
U-HAUL REAL ESTATE COMPANY
P.O. BOX 29046
PHOENIX, AZ 85038

46/ 31/ / /
MONTAUP ELECTRIC CO
C/O NEW ENGLAND POWER CO.
ATTN: PROP. TAX DEPT.
40 SYLVAN ROAD
WALTHAM, MA 02451-2286

46/ 62/ / /
WALPOLE TOWN OF-CC
135 SCHOOL STREET
WALPOLE, MA 02081

46/ 64/ 2/ /
WALPOLE DUGGAN LLC
5 INDUSTRIAL RD
WALPOLE, MA 02081

46/ 7/ / /
GREEN POINT HOLDINGS II LLC
C/O NATURE WORKS LANDSCAPE
SERVI
1660 MAIN ST
WALPOLE, MA 02081

46/ 15/ / /
WALPOLE TOWN OF
135 SCHOOL ST
WALPOLE, MA 02081

46/ 61/ / /
WALPOLE TOWN OF
135 SCHOOL ST
WALPOLE, MA 02081

46/ 63/ / /
INDUSTRIAL ROAD LLC
3 INDUSTRIAL ROAD
WALPOLE, MA 02081

