



Town of Walpole
Commonwealth of Massachusetts
Zoning Board of Appeals

Town Hall
 135 School Street
 Room 212
 Walpole, MA 02081
 ZBA@walpole-ma.gov
 2021 APR 16 PM 3:05
 BOARD OF ASSESSORS

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: Chris Reid

Address: 1160 Main St

Telephone: 781-760-6737

Email: CREID122460@GMAIL.COM

Location of Property: 1160 MAIN ST, WALPOLE 33/258

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 07, 2023

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: JDI Real Estate Holdings LLC

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

Parcel: 33/258 Address: 1160 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		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT		WALPOLE, MA	
JDI REAL ESTATE HOLDINGS LLC		1 Level 4 Rolling		2 Public Water 3 Public Sewer		1 Paved		2 Suburban		Code Assessed		Board of Assessors 135 School St Walpole, MA 02081 (508) 660-7315	
12 STONEMEADOW DRIVE		SUPPLEMENTAL DATA								Code Assessed		VISION GOVERNMENT SOLUTIONS	
WESTWOOD MA 02090		Alt Pict ID Census Old ID Lot # Lot Size Photo		4111: 1 0.3466		Plans Assoc Pict#				Code Assessed V Year			
Building Address: 1160 MAIN ST		GIS ID F_722217_2876229								1010 168,600 1010 265,800		168,600 265,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC	
JDI REAL ESTATE HOLDINGS LLC		33646 0268		11-17-2015		U		I		253,000		1U	
SHEEHAN CHRISTOPHER J &		20641 0113		03-01-2004		Q		I		280,000		00	
ORLANDO LAWRENCE &		20123 0271		10-31-2003		U		I		1		1F	
ORLANDO LAWRENCE		20050 0318		10-17-2003		U		I		1		1F	
MCALISTER FLORENCE &		08333 0082		06-02-1989						0			

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total		0.00	

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name		
0030	B	Tracing	
ECON=LOCATION			

BUILDING PERMIT RECORD		APPRaised VALUE SUMMARY	
Permit Id	Issue Date	Type	Description
12-0004	01-10-2012	RS	Residential
41	07-03-2008	RS	Residential
Amount		500	
Insp Date		100	
% Comp		100	
Date Comp		KNEE WALL REROOF	
Comments			

LAND LINE VALUATION SECTION		APPRaised VALUE SUMMARY	
B Use Code	Description	Zone	Land Type
1	1010 One Family	GR	
Land Units		15,100 SF	
Unit Price		18.53	
Size Adj		1.00000	
Site Index		5	
Cond.		1.00	
Nbhd.		0030	
Nbhd. Adj		0.950	
Parcel Total Land Area		0.35 AC	
Parcel Total Land Area		0.35	

VISIT / CHANGE HISTORY		APPRaised VALUE SUMMARY	
Permit Id	Issue Date	Type	Description
12-0004	08-08-2016	ML	MLS Listings
41	07-07-2012	DF	Building Permit
	07-07-2009	DF	Building Permit
	11-29-1999	JF	Listed
Total Appraised Parcel Value		434,400	
Appraised Bldg. Value (Card)		165,200	
Appraised Xf (B) Value (Bldg)		2,400	
Appraised Ob (B) Value (Bldg)		1,000	
Appraised Land Value (Bldg)		265,800	
Special Land Value		0	
Total Appraised Parcel Value		434,400	
Valuation Method		C	

LOCATION ADJUSTMENT		APPRaised VALUE SUMMARY	
B Use Code	Description	Zone	Land Type
1	1010 One Family	GR	
Land Units		15,100 SF	
Unit Price		18.53	
Size Adj		1.00000	
Site Index		5	
Cond.		1.00	
Nbhd.		0030	
Nbhd. Adj		0.950	
Parcel Total Land Area		0.35 AC	
Parcel Total Land Area		0.35	

33/ 231/ / /
DONNELLY MICHAEL & OLIVIA
67 LEWIS AVE
WALPOLE, MA 02081

33/ 230/ / /
DONNELLY MICHAEL & OLIVIA
67 LEWIS AVE
WALPOLE, MA 02081

33/ 364/ / /
KENDALL CORPORATION
ATTN: PATRICIA O'ROURKE
15 HAMPSHIRE STREET
MANSFIELD, MA 02048

33/ 259/ / /
WOOD DANIEL C
45 DRIFTWOOD DR
DUXBURY, MA 02332

33/ 258/ / /
JDI REAL ESTATE HOLDINGS LLC
12 STONEMEADOW DRIVE
WESTWOOD, MA 02090

33/ 263/ / /
BEAUREGARD RICHARD R JR &
DEBORA
1184 MAIN ST
WALPOLE, MA 02081

33/ 262/ / /
LOUIS MARIE LYLIANE JEAN
1178 MAIN ST
WALPOLE, MA 02081

33/ 260/ / /
HASENJAEGER DARREN TR
SOUTH FORK TRUST
PO BOX 661
NORWOOD, MA 02062

33/ 261/ / /
BROWN MICHELE TR
BROWN REALTY TRUST
1168 MAIN ST
WALPOLE, MA 02081

33/ 340/ / /
DAVID JOHN REALTY LLC
1167 MAIN ST
WALPOLE, MA 02081

33/ 339/ / /
BEATH PAUL J TR
BEATH FAMILY TRUST2019
1169 MAIN ST
WALPOLE, MA 02081

33/ 338/ / /
1171 MAIN ST REALTY TRUST
MURPHY JOHN D & DONNELL W TRS
7 WEST ST
WALPOLE, MA 02081

33/ 281/ / /
FUCILE RONALD A & BEVERLY A TRS
FUCILE REALTY TRUST
87 LEWIS AVE
WALPOLE, MA 02081

33/ 337/ / /
MARANO JAMES & WALLACE
KATHERINE
ROBERT V WALLACE JR 2021 IRREVOC
1185 MAIN ST
WALPOLE, MA 02081

33/ 341/ / /
PARLON JOSEPH P
1165 MAIN ST
WALPOLE, MA 02081

33/ 256/ / /
CONNOR ALEXANDRA & CONNOR
ROBERT
1110 MAIN ST
WALPOLE, MA 02081

33/ 257/ / /
LIMELIGHT PROPERTIES LLC
60 ALBION ROAD
QUINCY, MA 02170

33/ 342/ / /
DOHERTY PATRICK F & ROSE MARIE
1121 MAIN ST
WALPOLE, MA 02081

33/ 343/ / /
KALCOS RITA M
1117 MAIN ST
WALPOLE, MA 02081

33/ 266/ / /
ACORN TERRACE REALTY TRUST
MURPHY JOHN D & DONNELL W TRS
7 WEST ST
WALPOLE, MA 02081

33/258

