



Town of Walpole
Commonwealth of Massachusetts
Zoning Board of Appeals

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

REQUEST FOR ABUTTERS LIST

To: Board of Assessors

Date: 4/9/24

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

Applicant's Name: Cina Rossetti

Address: 119 Lewis Ave Walpole

Telephone: 781-389-5676

Email: TRROSEBOSTON59@LYGCOM.COM

Location of Property: 119 Lewis Ave. 33/302

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

April 12, 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: Rossetti, Gina

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

Parcel: 33/302 Address: 119 Lewis Avenue

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		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT		WALPOLE, MA	
ROSSETTI GINA		2 Public Water 3 Sewer/Septic		1 Paved		2 Suburban		Code Assessed		Board of Assessors	
119 LEWIS AVE		SUPPLEMENTAL DATA		Alt Prcl ID Census 4111: Old ID 11 Lot # 0.1894 Lot Size Photo		RES BLDG RES LAND		1010 278,600 1010 315,000		135 School St Walpole, MA 02081 (508) 660-7315	
WALPOLE MA 02081		Attached Document		Plans		Assoc Pld#		Total 593,600		VISION GOVERNMENT SOLUTIONS	
Building Address: 119 LEWIS AVE		G/S ID F_721975_2874984		SALE DATE Q/U VII		SALE PRICE VC		Total 467,800		Total 435,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VII	SALE PRICE	VC
ROSSETTI GINA	41144	283	04-14-2023	U	I	430,500	10
LAMPERTI ROBERTA M TR	40336	396	02-22-2022	U	I	1	1F
LAMPERTI ROBERTA M	27634	0568	04-30-2010	U	I	1	1F
LAMPERTI PATRICIA A & ALBERT A T	24885	0097	06-12-2007	U	I	1	1F
LAMPERTI PATRICIA	11190	0582	01-19-1996	U	I	60,000	1A
Total							

EXEMPTIONS		Amount	Description	Number	Amount
Year	Code				
Total		0.00			

OTHER ASSESSMENTS		Code	Description	Number	Amount	Comm Int
Total						

ASSESSING NEIGHBORHOOD		Amount	Insp Date	% Comp	Date Comp	Comments
Total		0.00				

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments	
Permit Id	Issue Date	Description	Amount	Insp Date	% Comp	Date Comp	Comments
24-BR-5	01-12-2024	RS Residential	17,900	100			2 FURNANCES ADDITION
23-BR-291	10-30-2023	RS Residential	100,000	50			SHED
22-BR-103	04-01-2022	RS Residential	5,000	100			INSULATION
16-0373	08-22-2016	RS Residential	4,500	100			COMPACT INSERT STOVE
12-0058	08-22-2012	RS Residential	3,691	100			SHED
5299	06-09-1997	RS Residential	1,000	100			

LAND LINE VALUATION SECTION		Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value		
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes <td>Location Adjustment</td> <td>Adj Unit P <td>Land Value</td> </td>	Location Adjustment	Adj Unit P <td>Land Value</td>	Land Value
1	1010 One Family	GR		8,250 SF	33.20	1.00000	5	1.00	0060	1.150		1.0000	38.19	315,000
Total Card Land Units				0.19 AC									Total Land Value	315,000

APPRaised VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
Total		273,100	2,900	2,600	315,000	0	593,600	C

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
24-BR-5	02-13-2024	DF	BP	00			Building Permit
23-BR-291	06-16-2022	PB	BP	00			Listed
22-BR-103	05-04-2017	PB	BP	00			Building Permit
16-0373	07-07-2013	DF	BP	00			Building Permit
12-0058	07-07-1997	DF	BP	00			Building Permit

33/ 301/ / /
LANGMEAD JUDITH E
124 LEWIS AVE
WALPOLE, MA 02081

41/ 1/ / /
SALVATORE DAVID A & DARLENE W
66 OAK ST
WALPOLE, MA 02081

33/ 311/ / /
HOWARD RANDOLPH G SR & HELEN B T
HOWARD REALTY TRUST
1 AUTUMN LN
WALPOLE, MA 02081

33/ 322/ / /
BELMORE JOHN D & DONNA M
25 OAK ST
WALPOLE, MA 02081

33/ 320/ / /
MCKERNAN CAROL TRS & IRENE F URQ
803 SW KEATS AVE
PALM CITY, FL 34990

33/ 315/ / /
SHEA LAWRENCE M & MARIE R
40 OAK ST
WALPOLE, MA 02081

33/ 300/ / /
CRAWFORD CHRISTINE M TR
GILLIS IRREVOCABLE TRUST
122 LEWIS AVE
WALPOLE, MA 02081

33/ 321/ / /
STELMASH PAUL F & CHERYL A
39 OAK ST
WALPOLE, MA 02081

33/ 302/ / /
ROSSETTI GINA
119 LEWIS AVE
WALPOLE, MA 02081

33/ 314/ / /
PIONEER INVESTMENTS LLC
10 DORRANCE ST SUITE 700
PROVIDENCE, RI 02903

33/ 305/ / /
MONAGHAN RICHARD E & JESLYN
113 LEWIS AVE
WALPOLE, MA 02081

33/ 304/ / /
BLUNDELL MARY B
115 LEWIS AVE
WALPOLE, MA 02081

33/ 309/ / /
HOGAN JOHN & GILLIAN
6 AUTUMN LN
WALPOLE, MA 02081

33/ 316/ / /
LANGMEAD JAMES A & JUDITH E
124 LEWIS AVE
WALPOLE, MA 02081

33/ 297/ / /
CARMODY MOLLY E &
LYNCH COLIN T
114 LEWIS AVE
WALPOLE, MA 02081

33/ 299/ / /
COYNE THOMAS F & SOPHIE G
118 LEWIS AVE
WALPOLE, MA 02081

33/ 306/ / /
COLLINS JOHN & PATRICIA F
111 LEWIS AVE
WALPOLE, MA 02081

33/ 295/ / /
MIGA J PAUL & BETH S
110 LEWIS AVE
WALPOLE, MA 02081

33/ 313/ / /
STUDLEY CHARLES M & CHRISTINE
8 AUTUMN LN
WALPOLE, MA 02081

33/ 307/ / /
RANDHAWA RANJIT S & PATRICIA A T
RANDHAWA LIVING TRUST
2 AUTUMN LN
WALPOLE, MA 02081

33/ 298/ / /
HARRINGTON SEAN P & ERIN
116 LEWIS AVE
WALPOLE, MA 02081

33/ 323/ / /
SNUFFER CLIFTON K III & DENEEN T
23 OAK ST
WALPOLE, MA 02081

33/ 310/ / /
GABLE JAMES R & KATHLEEN J
3 AUTUMN LN
WALPOLE, MA 02081

33/ 296/ / /
MURPHY GERALD T &
MEANEY KATHLEEN K
112 LEWIS AVE
WALPOLE, MA 02081

33/ 318/ / /
HOWES LEWIS H & DALEY PATRICIA
58 OAK ST
WALPOLE, MA 02081

33/ 308/ / /
BERRY DANIELLE H & ALEXANDER S
4 AUTUMN LN
WALPOLE, MA 02081

33/ 149/ / /
NICHOLSON MARK J & SUZANNE
20 BROWN DR
WALPOLE, MA 02081

33/ 317/ / /
AKIKI MARY
48 OAK ST
WALPOLE, MA 02081

33/ 303/ / /
TETREAUULT REALTY TRUST
TETREAUULT ELWIN S & HELENA W
117 LEWIS AVE
WALPOLE, MA 02081

33/ 150/ / /
HUNT EDWARD V & CLAIRE M TRS
HUNT REVOCABLE TRUST
22 BROWN DR
WALPOLE, MA 02081

33/ 151/ / /
ROSS KARL A & VIRGINIA G
24 BROWN DRIVE
WALPOLE, MA 02081

33/ 148/ / /
CONNOLLY BARBARA A
18 BROWN DR
WALPOLE, MA 02081

33/ 147/ / /
WINSLOW EDWIN B & LINDA A
16 BROWN DR
WALPOLE, MA 02081

33/302

