



Town of Walpole  
Commonwealth of Massachusetts  
Zoning Board of Appeals

Town Hall  
135 School Street  
Room 212  
Walpole, MA 02081  
ZBA@walpole.ma.gov  
2024 MAR 21 RECEIVED BOARD OF ASSESSORS

**REQUEST FOR ABUTTERS LIST**

To: Board of Assessors

Date: 3/21/24

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

Applicant's Name: Edilson Siqueira

Address: 1 Foxhill Dr

Telephone: ~~508-837-9629~~ 617-909-6620

Email: Chris@PolePositionWalpole.com

Location of Property: 1 Foxhill Dr - 53/35

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 26, 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: Saratoga Sevens LLC

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

Parcel: 53/35 Address: 1 Foxhill Drive

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

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Dennis J. Flis  
Director of Assessing

Attachments

|                      |  |             |  |                  |  |                    |  |                 |  |                           |  |
|----------------------|--|-------------|--|------------------|--|--------------------|--|-----------------|--|---------------------------|--|
| <b>CURRENT OWNER</b> |  | <b>TOPO</b> |  | <b>UTILITIES</b> |  | <b>STRT / ROAD</b> |  | <b>LOCATION</b> |  | <b>CURRENT ASSESSMENT</b> |  |
| SARATOGA SEVENS LLC  |  | 1 Level     |  | 2 Public Water   |  | 1 Paved            |  | 2 Suburban      |  | Code                      |  |
| 1 FOXHILL DR         |  | 4 Rolling   |  | 3 Public Sewer   |  |                    |  |                 |  | Appraised                 |  |
| WALPOLE MA 02081     |  | Alt Prcl ID |  | 4111:            |  | Attached Document  |  |                 |  | Assessed                  |  |
| Building Address:    |  | Census      |  | 4 & 1            |  | Plans              |  |                 |  | 1,130,400                 |  |
| 1 FOXHILL DR         |  | Old ID      |  | 2.3000           |  | Assoc Pid#         |  |                 |  | 471,100                   |  |
|                      |  | Lot #       |  | F_724225_2863812 |  |                    |  |                 |  | Total                     |  |
|                      |  | Lot Size    |  |                  |  |                    |  |                 |  | 1,601,500                 |  |
|                      |  | Photo       |  |                  |  |                    |  |                 |  | 1,601,500                 |  |
|                      |  | GIS ID      |  |                  |  |                    |  |                 |  | 1,601,500                 |  |

| RECORD OF OWNERSHIP    |       | BK-VOL/PAGE | SALE DATE  | Q/U | V/I | SALE PRICE | VC |
|------------------------|-------|-------------|------------|-----|-----|------------|----|
| SARATOGA SEVENS LLC    | LCC 1 | 88016       | 12-18-2013 | U   | I   | 850,000    | 1H |
| KEATING LLC            | LCC 1 | 51440       | 03-06-1998 | Q   | I   | 675,000    | 00 |
| BRIASTEIM REALTY TRUST | LCC 1 | 46504       | 03-29-1996 | U   | I   | 1          | 1F |
| BARDAN REALTY TRUST    | LCC13 | 2944        | 06-08-1990 |     |     | 0          |    |
| Total                  |       |             |            |     |     |            |    |

| EXEMPTIONS |      | Amount | Description | Number | Amount | Comm Int |
|------------|------|--------|-------------|--------|--------|----------|
| Year       | Code |        |             |        |        |          |
|            |      |        |             |        |        |          |
| Total      |      | 0.00   |             |        |        |          |

| ASSESSING NEIGHBORHOOD |           | Code | Description | Number | Amount | Comm Int |
|------------------------|-----------|------|-------------|--------|--------|----------|
| Nbhd                   | Nbhd Name |      |             |        |        |          |
| P                      | B         |      | Tracing     |        |        |          |
| NOTES                  |           |      |             |        |        |          |

LQB=METAL-ADDNS  
 ALDER FOODS INC  
 LAW OFFICE - HEANEY & SMALL,  
 GERALD BLAIR, COREY SHAW  
 INTERIOR & WINDOWS  
 REMODELED 1998

FUNC=QUALITY OF SPACE/CONV IND BLD  
 ECO=POOR LOC FOR USE  
 SPA TO BAS FY 17  
 NO AC

| BUILDING PERMIT RECORD |            | Amount      | Insp Date | % Comp | Date Comp | Comments               |
|------------------------|------------|-------------|-----------|--------|-----------|------------------------|
| Permit Id              | Issue Date | Description |           |        |           |                        |
| 16-0014                | 02-18-2016 | OP          | 100       |        |           | COMMERCIAL BLDG        |
| 15-0068                | 09-15-2015 | CM          | 100       |        |           | WALL DUCTS             |
| 15-0032                | 06-02-2015 | CM          | 100       |        |           | CONVERT TO OFFICE SPAC |
| 15-0006                | 01-13-2015 | CM          | 100       |        |           | SOLAR INSTALLATION     |
| 610                    | 12-06-2005 | CM          | 100       |        |           | FITUP                  |
| 647                    | 11-06-2002 | CM          | 100       |        |           | SIGNS                  |
| 217                    | 05-11-1998 | CM          | 100       |        |           | REMODELED              |
| Total                  |            | 35,000      |           |        |           |                        |

| LAND LINE VALUATION SECTION |          | I. Factor  | Site Index | Cond.                   | Nbhd | Nbhd Adj | Notes | Location Adjustment | Adj Unit Price   | Land Value |
|-----------------------------|----------|------------|------------|-------------------------|------|----------|-------|---------------------|------------------|------------|
| B                           | Use Code | Land Units | Unit Price |                         |      |          |       |                     |                  |            |
| 1                           | 3400     | 43,560     | 6.45       | P                       | 1.00 | 1.260    |       |                     | 8.13             | 354,000    |
| 1                           | 3400     | 1,300      | 71,500.00  | P                       | 1.00 | 1.260    |       |                     | 90,090           | 117,100    |
| Total Card Land Units       |          | 2.30       | AC         | Parcel Total Land Area: | 2.30 |          |       |                     | Total Land Value | 471,100    |

| PREVIOUS ASSESSMENTS (HISTORY) |  | Year | Code | Assessed  | Code | Assessed  | Year | Code  | Assessed  |
|--------------------------------|--|------|------|-----------|------|-----------|------|-------|-----------|
|                                |  | 2024 | 3400 | 1,130,400 | 3400 | 1,129,900 | 2022 | 3400  | 1,045,600 |
|                                |  |      | 3400 | 471,100   | 3400 | 446,600   |      | 3400  | 416,800   |
| Total                          |  |      |      | 1,601,500 |      | 1,576,500 |      | Total | 1,462,400 |

This signature acknowledges a visit by a Data Collector or Assessor

**APPRaised VALUE SUMMARY**

Appraised Bldg. Value (Card) 1,103,900  
 Appraised Xf (B) Value (Bldg) 9,100  
 Appraised Ob (B) Value (Bldg) 17,400  
 Appraised Land Value (Bldg) 471,100  
 Special Land Value 0  
 Total Appraised Parcel Value 1,601,500  
 Valuation Method C

| VISIT / CHANGE HISTORY       |  | Date       | Id | Type | Is | Cd | Purpose/Result  |
|------------------------------|--|------------|----|------|----|----|-----------------|
|                              |  | 08-18-2021 | DT |      |    | 00 | Listed          |
|                              |  | 07-07-2016 | DF |      |    | BP | Building Permit |
|                              |  | 07-07-2015 | DF |      |    | BP | Building Permit |
|                              |  | 03-24-2010 | KA |      |    | 11 | Inspection      |
|                              |  | 06-06-2007 | DT |      |    | 00 | Listed          |
|                              |  | 07-07-2006 | DF |      |    | BP | Building Permit |
|                              |  | 06-10-2004 | PF |      |    | 00 | Listed          |
| Total Appraised Parcel Value |  |            |    |      |    |    | 1,601,500       |

53/ 31/ / /  
GW HILLTOP, LLC  
525 MYLES STANDISH BLVD  
TAUNTON, MA 02780

54/ 44/ / /  
SREIT PRESERVE WALPOLE LLC  
C/O STARWOOD CAPITAL GROUP  
GLOBA  
200 EAST BROWARD BLVD, STE 1410  
FT. LAUDERDALE, FL 33301

53/ 34/ / /  
DIV HDV WALPOLE LLC  
P.O. BOX 3666  
OAK BROOK, IL 60523

53/ 37/ / /  
GRADAM LLC  
5 BRYANT CIR  
MIDDLEBORO, MA 02346

53/ 32/ / /  
HARDIMAN BRIAN T & MCLAUGHLIN DA  
40 WESTDALE RD  
WESTWOOD, MA 02090

53/ 36/ / /  
LIKARR LLC  
6 PERRY DR  
FOXBORO, MA 02035

53/ 35/ / /  
SARATOGA SEVENS LLC  
1 FOXHILL DR  
WALPOLE, MA 02081

53/ 33/ / /  
HARDIMAN BRIAN T & MCLAUGHLIN DA  
40 WESTDALE RD  
WESTWOOD, MA 02090

