

REQUEST FOR ABUTTERS LIST

ZONING BOARD OF APPEALS

TOWN OF WALPOLE

2020 JAN -7 PM 6:52

RECEIVED
BOARD OF ASSESSORS

DATE: 01/07/2020

TO: Board of Assessors

I request abutters list (locus 300 feet) for the Zoning Board of Appeals.

NAME OF APPLICANT: Wall Street Development Corp.

ADDRESS: P.O. Box 272, Westwood, MA 02090

TELEPHONE: 617-922-8700

LOCATION OF PROPERTY: Dupee Street - Map: 35 Parcel: 380-1
MAP: 35 PARCEL: 380

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 Request Form
- Abutters List
- 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, Chairman
Robert L. Bushway, Clerk
Edward F. O'Neil, 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

January 14, 2020

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, 2019; for FY 20.

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

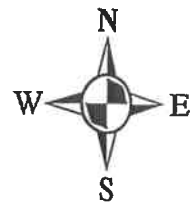
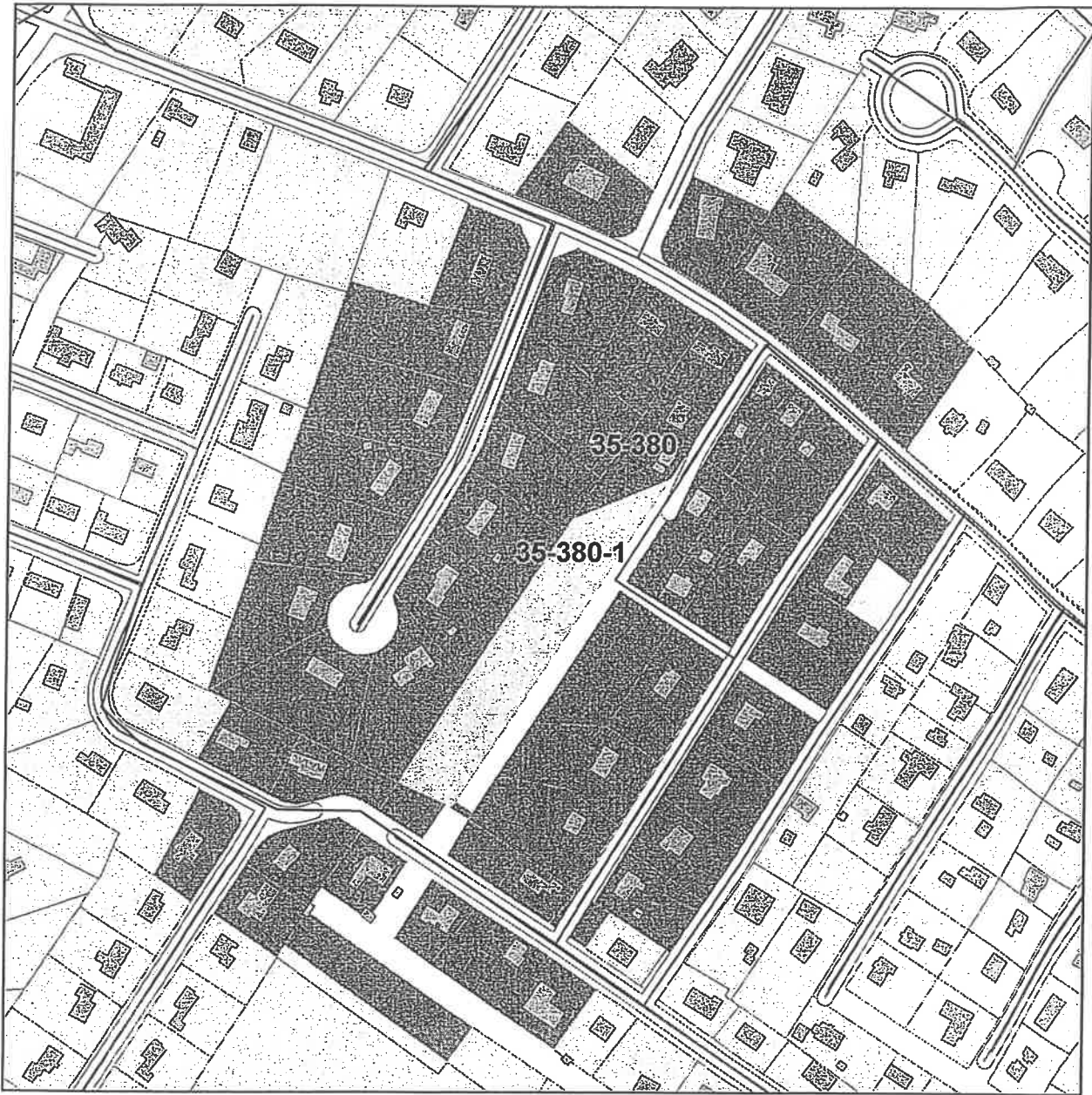
Owner: Molliver, Michael E.
Parcel: 35-380 Address: 3 Dupee Street
Owner: Diamond Brook Realty Trust
Michael Roof & Robert Tomase
Parcel: 35-380-1 Address: Dupee Street

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

Dennis J. Flis
Director of Assessing

Attachments

35-380 & 35-380-1



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	CATION	DESCRIPTION	Code	Assessed	Assessed
DIAMOND BI REALTY TRUST MICHAEL ROOF & ROBERT TOMASE P.O. BOX 31		1 Level	3 Unpaved		suburban	RES LAND	1300	161,700	161,700
S WALPOLE MA 02071		SUPPLEMENTAL DATA							
Alt Prcl ID D10-1051-021		Attached Document							
Census 4111:		C/A							
Old ID D1051-2		Assoc Pid#							
Lot # LOT 2									
Lot Size 1.19 AC.									
Photo									
GIS ID F_730132_2877232									

VISION

WALPOLE, MA

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RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
DIAMOND BROOK REALTY TRUST		20779 0209	04-01-2004	U	I	270,000	1	2020	1300	161,700	2019	1300	156,100
		PREVIOUS ASSESSMENTS (HISTORY)											
		Total 161,700											

This signature acknowledges a visit by a Data Collector or Assessor

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

ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	Code	Description	Code	Amount	Number	Amount	Comm Int
		0040		B	Tracing					

NOTES

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

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

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
		10-12-2009	DF			45	Value Change
		05-16-2005	PS			60	Subdivided Lot

LAND LINE VALUATION SECTION														
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1 1300	Res Land	RB		43.560 SF	4.86	1.00000	5	0.75	0040	1.000	ACCESS	1.0000	3.65	158,800
1 1300	Res Land	RB		0.190 AC	15,000	1.00000	0	1.00	EXAC	1.000		1.0357	15,000	2,900
Total Card			Land Units	1.190 SF	Parcel Total Land Area		1.1900							
													Total Land Value	161,700

CONSTRUCTION DETAIL (CONTIN)

Element	Description	Cd	Element	Cd	Description					
Style: Model Grade: Stories: Occupancy Exterior Wall Exterior Wall	Vacant Land Vacant									
Roof Structure: Roof Cover Interior Wall Interior Floor Interior Floor Heating Fuel Heating Type: AC Type: Total Bedrooms Total Baths: Total Half Baths Extra Fixtures: Total Rooms: Bath Style: Kitchen Style: Extra Feature										
CONDO DATA										
Parcel Id		C	Ownr							
Adjust Type		B	S							
Condo Fir										
Condo Unit										
COST / MARKET VALUATION										
Building Value New										
Year Built										
Effective Year Built										
Depreciation Code										
Remodel Rating										
Year Remodeled										
Depreciation %										
Functional Obsol										
External Obsol										
Trend Factor										
Condition										
Condition %										
Percent Good										
RCNLD										
Dep % Ovr										
Dep Ovr Comment										
Misc Imp Ovr										
Misc Imp Ovr Comment										
Cost to Cure Ovr										
Cost to Cure Ovr Comment										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0	0	0	0				

No Sketch

CURR OWNER
MOLLIVER MICHAEL E
3 DUPEE ST
WALPOLE, MA 02081
Additional Owners:

TOPO.
1 Level
4 Rolling

UTILITIES
2 Public Water
3 Public Sewer

STRT./ROAD
3 Unpaved
2 Suburban

DESCRIPTION
RES BLDG
RES LAND
RES BLDG

Appraised Value
127,000
183,100
9,700

Assessed Value
127,000
183,100
9,700

Code
1010
1010
1010

Assessed Value
127,000
183,100
9,700

Yr. Code
2020 1010
2020 1010
2020 1010

Assessed Value
119,800
176,100
9,700

Yr. Code
2018 1010
2018 1010
2018 1010

Assessed Value
99,000
170,000
9,100

Other ID:
Census 4111
Old ID D1051-2
Lot # LOT1
Lot Size 20,182 SF.
Photo
GIS ID: F 730331 2877554

SUPPLEMENTAL DATA
Attached Document
C/A

ASSOC PID#

RECORD OF OWNERSHIP

BK	VOL	PAGE	SALE DATE	Q	W	SALE PRICE	V.C.
34610	466		10/28/2016	Q	I	355,000	
21081	597		05/27/2004	Q	I	324,900	
20779	209		04/01/2004	Q	I	270,000	00
26571	359					0	

EXEMPTIONS

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
OTHER ASSESSMENTS								
Total:								

ASSESSING NEIGHBORHOOD

Street Index Name

Batch

WDK 100%

FENCED YARD, MEAS ESTIMATED

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card) 127,000

Appraised XF (B) Value (Bldg) 9,700

Appraised OB (L) Value (Bldg) 183,100

Appraised Land Value (Bldg) 319,800

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value 319,800

BUILDING PERMIT RECORD

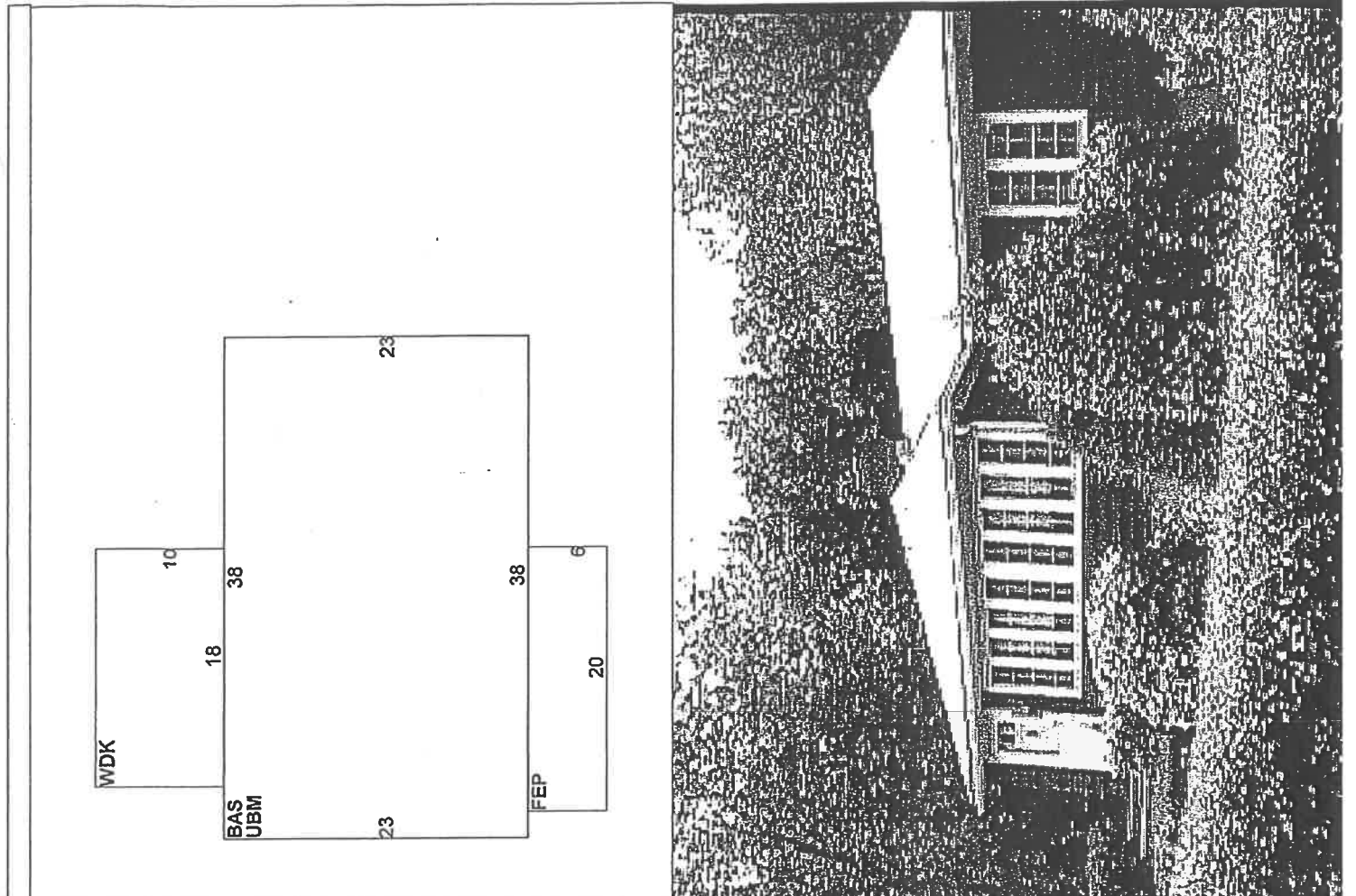
Permit ID	Issue Date	Type	Description	Amount	Inst. Date	% Comp.	Date Comp.	Comments
328	06/20/2005	RS	Residential	1,500	02/09/2006	100		DECK
307	05/18/2004	RS	Residential	3,000		100		REROOF

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	Factor	S.A.	Disc	Acres	C	ST.	Notes- Adj.	Special Pricing	S Adj	Land Value	
1	1010	One Family	RB				20,182	SF	10.08	1.0000	5	1.0000	0.90	0040	1.00	ROAD	1.00	9.07	183,100
Total Card Land Units: 0.46 AC																			
Parcel Total Land Area: 0.46 AC																			
Total Land Value: 183,100																			

VISION

424
WALPOLE, MA



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)																	
Element	Cd.	Ch.	Element	Cd.	Ch.															
Style	05	Bungalow																		
Model	01	Residential																		
Grade	03	Average																		
Stories	1	1 Story																		
Occupancy	1	Wood Shingle																		
Exterior Wall	14	Gable or Hip																		
Exterior Wall	03	Asphalt																		
Roof Structure	03	Plastered																		
Roof Cover	03	Hardwood																		
Interior Wall	12	Carpet																		
Interior Floor	14	Oil or Gas																		
Interior Floor	02	Forced Hot Air																		
Heating Fuel	04	None																		
Heating Type	01	2 Bedrooms																		
AC Type	02	1 Bathroom																		
Total Bedrooms	02																			
Total Baths	1																			
Total Half Baths	0																			
Extra Fixtures																				
Total Rooms	5																			
Bath Style	02																			
Kitchen Style	02																			
Extra Feature																				
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)																				
Code	Description	Sub	Units	Unit Price	Yr															
FGRI	GARAGE	L	480	32.00	1950															
SHD1	SHED	L	65	15.00	1922															
<table border="1"> <thead> <tr> <th>Code</th> <th>Dep Rl</th> <th>Cnd</th> <th>%Cnd</th> <th>Apr Value</th> </tr> </thead> <tbody> <tr> <td></td> <td>0</td> <td></td> <td>60</td> <td>9,200</td> </tr> <tr> <td></td> <td>0</td> <td></td> <td>50</td> <td>500</td> </tr> </tbody> </table>						Code	Dep Rl	Cnd	%Cnd	Apr Value		0		60	9,200		0		50	500
Code	Dep Rl	Cnd	%Cnd	Apr Value																
	0		60	9,200																
	0		50	500																
BUILDING SUB-AREA SUMMARY SECTION																				
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprc. Value														
BAS	First Floor	874	874	874	146.77	128,277														
FEP	Enclosed Porch	0	120	78	95.40	11,448														
UBM	Unfinished Bsmt	0	874	175	29.39	25,685														
WDK	Wood Deck	0	180	27	22.02	3,963														
		874	2,048	1,154		160,373														
Tot Gross In/Inance Area:		874	2,048	1,154		160,373														

WDK

18 38

BAS UBM 23 23

FEP 20 6

38

COST/MARKET VALUATION

Adj. Base Rate: 146.77

Replace Cost 169,373

AYB 1922

Dep Code A

Remodel Rating 25

Year Remodeled 0

Dep % 0

Functional Obslnc 0

External Obslnc 0

Cost Trend Factor 0

Status 75

% Complete 127,000

Overall % Cond 0

Apprais Val 0

Dep % Ovr 0

Dep Ovr Comment 0

Misc Imp Ovr 0

Misc Imp Ovr Comment 0

Cost to Cure Ovr 0

Cost to Cure Ovr Comment

Code	Description	Sub	Units	Unit Price	Yr	Code	Dep Rl	Cnd	%Cnd	Apr Value
FGRI	GARAGE	L	480	32.00	1950	0			60	9,200
SHD1	SHED	L	65	15.00	1922	0			50	500

35/ 370/ / /
ANJOU MARWAN
18 SYBIL ST
WALPOLE, MA 02081

35/ 276/ / /
DONOVAN JAMES J
57 HIGHLAND ST
WALPOLE, MA 02081

35/ 374/ / /
GOURDOUKIS EVRIA & EVELINA
263 HIGH PLAIN ST
WALPOLE, MA 02081

35/ 364/ / /
BUTERA NICHOLAS P & ANNA E
62 SYBIL ST.
WALPOLE, MA 02081

35/ 258/ / /
DOUGLAS JOHN R
11925 N 67TH DRIVE
PEORIA, AZ 85345

35/ 382/ 5/ /
GOUTHRO JAMES J & JEAN M
11 VICTORIA CIRCLE
WALPOLE, MA 02081

35/ 311/ / /
CIACCIA DOLORES E &
PICCIRILLI JOHN
58 HIGHLAND ST
WALPOLE, MA 02081

35/ 382/ 13/ /
DOYLE JAMES M & SUSAN J
12 VICTORIA CIRCLE
WALPOLE, MA 02081

35/ 382/ 11/ /
HOULE TYLER Y & JING
20 VICTORIA CIRCLE
WALPOLE, MA 02081

35/ 314/ / /
COLLERAN JAMES F &
MCHUGH MARY ELLEN
89 SUMMIT AVE.
WALPOLE, MA 02081

35/ 275/ / /
EIBYE NORMAN C & KATHERINE F
62 HIGHLAND ST
WALPOLE, MA 02081

35/ 377/ 1/ /
HOWER LUCAS A & MICHELLE A
63 SYBIL ST
WALPOLE, MA 02081

35/ 382/ 14/ /
COOPER D MARK & PAULA A
8 VICTORIA CIR
WALPOLE, MA 02081

35/ 257/ / /
EIBYE NORMAN C & KATHERINE F
62 HIGHLAND ST
WALPOLE, MA 02081

35/ 382/ 2/ /
KHOURI ELIAN E
3 VICTORIA CIRCLE
WALPOLE, MA 02081

365/ / /
MATTHEW T & JENNIFER ANN
48 SYBIL ST
WALPOLE, MA 02081

35/ 15/ / /
FATALO PETER R & LEE ANN TRS
FATALO REALTY TRUST
4 HUMMINGBIRD LN
WALPOLE, MA 02081

35/ 382/ 3/ /
LESCAULT MICHAEL W & REGINA A
4 VICTORIA CIRCLE
WALPOLE, MA 02081

35/ 15/ 12/ /
DASAI CHIRAG & DIPTI
3 HUMMINGBIRD LN
WALPOLE, MA 02081

35/ 382/ 4/ /
FLANAGAN SCOTT D &
MECKLER SAMANTHA R
239 HIGH PLAIN ST
WALPOLE, MA 02081

35/ 382/ 7/ /
MACDONALD JOHN J & JENNIFER A
19 VICTORIA CIRCLE
WALPOLE, MA 02081

35/ 310/ / /
DAY COURTNEY M
56 HIGHLAND ST
WALPOLE, MA 02081

35/ 18/ / /
FOLEY MATTHEW S & CORRIE LYNN
276 HIGH PLAIN ST
WALPOLE, MA 02081

35/ 373/ / /
MAHEUX KERRIE C
11 SYBIL ST
WALPOLE, MA 02081

35/ 273/ / /
DEANE BETTY ANN
110 SUMMIT ST
WALPOLE, MA 02081

35/ 366/ / /
GIAMPAPA JOHN & DEBORAH
36 SYBIL ST
WALPOLE, MA 02081

35/ 382/ 8/ /
MALONEY SHAWN F & MARY ELLEN
23 VICTORIA CIRCLE
WALPOLE, MA 02081

35/ 380/ 1/ /
DIAMOND BROOK REALTY TRUST
MEL ROOF & ROBERT TOMASELLO
P.O. BOX 31
S WALPOLE, MA 02071

35/ 375/ / /
GOURDOUKIS EVRIA & EVELINA
263 HIGH PLAIN ST
WALPOLE, MA 02081

35/ 382/ 12/ /
MARTYN CIARAN &
GREEN ADELENE
16 VICTORIA CIR
WALPOLE, MA 02081

35/ 380/ / /
MOLLIVER MICHAEL E
3 DUPEE ST
WALPOLE, MA 02081

35/ 369/ / /
RUGGIERO SUSAN
277 HIGH PLAIN ST
WALPOLE, MA 02081

35/ 312/ / /
WALPOLE TOWN OF
135 SCHOOL ST
WALPOLE, MA 02081

35/ 371/ / /
MORELL STEVEN & LINDA A
59 SYBIL ST
WALPOLE, MA 02081

35/ 270/ / /
RYAN TAYLA K
88 SUMMIT AVE
WALPOLE, MA 02081

35/ 313/ / /
WALPOLE TOWN OF
135 SCHOOL ST
WALPOLE, MA 02081

35/ 377/ / /
MORRISON MALCOLM DANIEL &
KRISTIN L
6 DUPEE ST
WALPOLE, MA 02081

35/ 382/ 10/ /
SACCHETTI ROBERT A & JESSICA M
24 VICTORIA CIR
WALPOLE, MA 02081

35/ 315/ / /
WALPOLE TOWN OF
135 SCHOOL ST
WALPOLE, MA 02081

35/ 382/ 9/ /
MORRISSEY ROBERT G & LISA K
27 VICTORIA CIRCLE
WALPOLE, MA 02081

35/ 269/ / /
SAVASTANO JEFFREY A
84 SUMMIT AVE
WALPOLE, MA 02081

35/ 274/ / /
WARREN CHRISTOPHER B &
PECCE KRISTA M
60 HIGHLAND ST
WALPOLE, MA 02081

35/ 381/ / /
MURPHY MICHAEL L & BLANCHE D
253 HIGH PLAIN STREET
WALPOLE, MA 02081

35/ 17/ / /
SCAFATI ANTHONY A JR & CHRISTINE C
SCAFATI ANTHONY JR & CHRISTINE REV
264 HIGH PLAIN ST
WALPOLE, MA 02081

35/ 372/ / /
WHITE LISA M &
NELSON DUANE
37 SYBIL ST
WALPOLE, MA 02081

367/ / /
N. J. FRANCES KENNETH &
MARJORIE ANN
P O BOX 22
E WALPOLE, MA 02032

35/ 376/ / /
SELETT JANIS D
257 HIGH PLAIN STREET
WALPOLE, MA 02081

35/ 414/ / /
NELSON DUANE & LISA TRS
GARRETT & CHRISTOPHER'S BACKYARD
37 SYBIL ST
WALPOLE, MA 02081

35/ 378/ / /
SHEA DOUGLAS & ZITA
2 CHANGE ST
WALPOLE, MA 02081

35/ 382/ / /
OUELLETTE MARJORIE A
7 VICTORIA CIRCLE
WALPOLE, MA 02081

35/ 363/ / /
SILVA DAVIDE G
70 SYBIL ST
WALPOLE, MA 02081

35/ 272/ / /
PIZZANO PATRICIA
132 THATCHER STREET
WESTWOOD, MA 02090

35/ 16/ / /
SNEE ROBERT W
254 HIGH PLAIN ST
WALPOLE, MA 02081

35/ 382/ 6/ /
ROBERTSON PAUL W & LOUISE Z
15 FORIA CIR
WALPOLE, MA 02081

35/ 271/ / /
WALPOLE TOWN OF
135 SCHOOL ST
WALPOLE, MA 02081