

TOWN OF WALPOLE
2020 APR 10 AM 8:08
RECEIVED
BOARD OF ASSESSORS

REQUEST FOR ABUTTERS LIST

ZONING BOARD OF APPEALS

DATE: 4/3/20

TO: Board of Assessors

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

NAME OF APPLICANT: Radke Associates LLC (owner Donald Wright)

ADDRESS: 270 Moose Hill Rd E. Walpole, MA, 02032

TELEPHONE: 508-785-0077 / 508-785-0066

LOCATION OF PROPERTY: 270 Moose Hill Rd E. Walpole, MA, 02032
36-65

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

Town of Walpole Customer Cash Receipt

172665

The entire package must be a Hearing.

Date: 4/22/20
Name: RADKE ASSOC.
Description: A/B List
Received cash payment of \$ 19.50 CK
Received by: ps

Check Department:

- Building Dept
- Collector
- Council on Aging
- Fire Dept
- Board of Health
- Library
- Police Dept
- Recreation Dept
- School Dept
- Selectmen
- Town Clerk
- Treasurer
- Water & Sewer
- Other

11/25/2017



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

April 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, 2020; for FY 20.

Owner: Radke Associates LLC

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

Parcel: 36-65 Address: 270 Moose Hill 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

36/ 58/ / /
 CURRAN SCOT & PATRICIA
 261 MOOSE HILL RD
 E WALPOLE, MA 02032

36/ 62/ / /
 AUDUBON EASTERLY LLC
 C/O AUDUBON CAPITAL PARTNERS LLC
 715 BOYLSTON ST FLOOR 4
 BOSTON, MA 02116

36/ 59/ / /
 ROBERTSON DEBORAH K &
 BOLAND JENNIFER K
 241 MOOSE HILL RD
 E WALPOLE, MA 02032

28/ 188/ / /
 SARACA SUSAN J
 258 MOOSE HILL RD
 E WALPOLE, MA 02032

36/ 56/ / /
 FERRARA DANTE & JANET
 275 MOOSE HILL RD.
 E WALPOLE, MA 02032

28/ 189/ 2/ /
 DICALOGERO JOHN J & MARIE H
 5 DORSET LANE
 E WALPOLE, MA 02032

36/ 57/ / /
 WALPOLE TOWN OF
 135 SCHOOL STREET
 WALPOLE, MA 02081

36/ 93/ / /
 ANDERSEN HAROLD & BETH
 239 MOOSE HILL RD
 E WALPOLE, MA 02032

36/ 64/ / /
 RADKE ASSOCIATES LLC
 270 MOOSE HILL RD
 E WALPOLE, MA 02032

36/ 94/ / /
 GILMORE JOSEPH A SR &
 BERNARD MARGARET
 4 DORSET LANE
 E WALPOLE, MA 02032

36/ 61/ / /
 VERROCHI PAUL J SR & PAMELA J
 266 MOOSE HILL RD
 E WALPOLE, MA 02032

28/ 189/ 3/ /
 MOORE ANGELA
 237 MOOSE HILL RD
 E WALPOLE, MA 02032

36/ 65/ / /
 RADKE ASSOCIATES LLC
 270 MOOSE HILL RD
 E WALPOLE, MA 02032

36/ 60/ / /
 SCHINDELWIG MARTHA-DEE TR
 DES COMPOUND REALTY TRUST
 262 MOOSE HILL RD
 E WALPOLE, MA 02032

36/ 69/ / /
 VERROCHI MARY ANN
 6 MEADOWVIEW ROAD
 FOXBORO, MA 02035

36/ 67/ / /
 VERROCHI MARY A & MORGAN JAYNE
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CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION
RADKE ASSOCIATES LLC	1 Level	2 Public Water	1 Paved	2 Suburban	
	4 Rolling	3 Public Sewer			
SUPPLEMENTAL DATA					
All Prcl ID					
Census 4112: Attached Document					
Old ID A2-1					
Lot # 0.4000 C/A					
Photo					
GIS ID F_733911_2878179 Assoc Pld#					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
RADKE ASSOCIATES LLC	36786	0171	05-10-2019	U	I	1	1B
WRIGHT DONALD W JR & E&E VERROCHI REALTY TRUST ED	33383	0249	08-07-2015	U	I	300,000	1V
	9618	0550	11-19-1992			10	
Total		379,200					

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total		0.00	

ASSESSING NEIGHBORHOOD	
Nbhd	Batch
0050	Tracing

ECON = APTS

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)	156,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,100
Appraised Land Value (Bldg)	222,100
Special Land Value	0
Total Appraised Parcel Value	379,200
Valuation Method	C

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
332	06-17-2002	RS	Residential	4,500		100		REROOF

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	1010 One Family	RA		17,449 SF	11.57	1.00000	5	1.00	0050	1.100		1.0000	12.73	222,100
Total Card Land Units 0.401 SF Parcel Total Land Area 10.4006 Total Land Value 222,100														

This signature acknowledges a visit by a Data Collector or Assessor

36-65

