

WALL STREET DEVELOPMENT CORP.
REAL ESTATE DEVELOPERS

April 23, 2020

Mr. John Lee, Chairman
Walpole Zoning Board of Appeals
135 School Street
Walpole, MA 02081

**CERTIFIED MAIL - RETURN
RECEIPT REQUESTED**

RE: Comprehensive Permit dated January 13, 2020
The Residences at Burns Avenue – Request for Project Change/Amendment

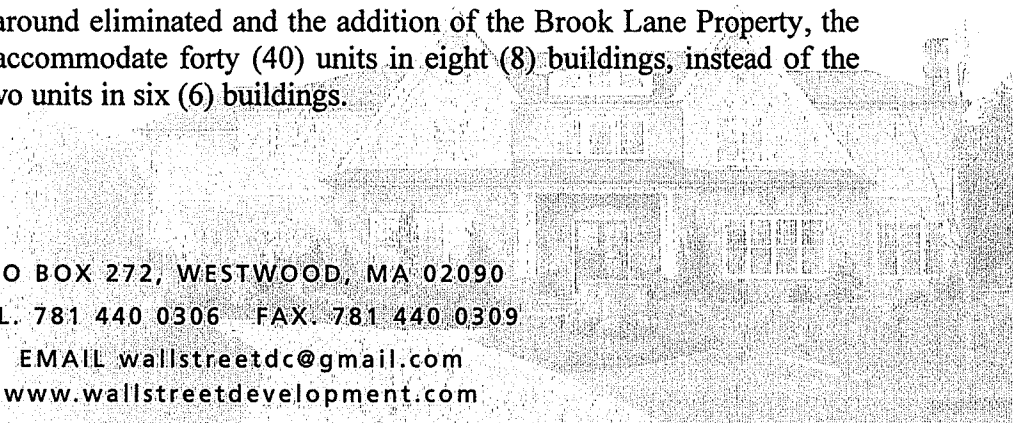
Dear Mr. Chairman:

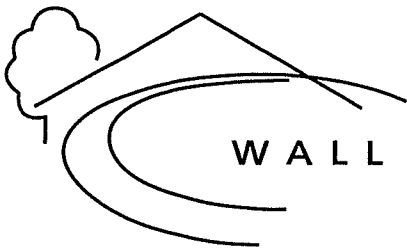
Since the issuance of the Comprehensive Permit dated January 13, 2020 (the “Permit”) by the Zoning Board of Appeals (the “Zoning Board”), Wall Street Development Corp. (“Wall Street”) has continued its efforts to look for ways to improve the overall project design and reduce impacts to both the surrounding neighborhood, as well as, the wetland resource areas. Primarily, this effort focused on seeking an alternative for both access and the installation of utilities. With this in mind Wall Street reached an agreement to purchase an adjacent property located at 7 Brook Lane, Walpole, MA (the “Brook Lane Property”). The acquisition and incorporation of the Brook Lane Property into the development site will address several concerns raised during the permitting process. Although the purpose and scope of the project has not changed with the inclusion of the Brook Lane property, several benefits and improvements will result that address previously expressed concerns and reduce impacts to wetland resource areas. The plan changes can be summarized as follows:

1. Access and egress for the project will no longer be strictly from only Burns Avenue and no longer require a 90-foot paved turnaround. The addition of the Brook Lane Property will permit a through street access/egress drive from both Burns Avenue and Brook Lane. The previous concern regarding the length of the dead-end of the combined Burns Avenue and the access drive of the proposed development has been eliminated;

2. With the turnaround eliminated and the addition of the Brook Lane Property, the proposed development will accommodate forty (40) units in eight (8) buildings, instead of the previously approved thirty-two units in six (6) buildings.

P.O BOX 272, WESTWOOD, MA 02090
TEL. 781 440 0306 FAX. 781 440 0309
EMAIL wallstreetdc@gmail.com
www.wallstreetdevelopment.com





W A L L S T R E E T D E V E L O P M E N T C O R P .

R E A L E S T A T E D E V E L O P E R S

Mr. John Lee, Chairman
Walpole Zoning Board of Appeals
April 23, 2020 – Page 2

RE: Amendment to Comprehensive Permit

3. Although the number of units have increased from 32 to 40, the width of each unit size of the units has been increased from 16' +/- width to 19'-20'+/- width. Final architectural plans will be submitted following the approval of the project amendment;

4. The addition of the Brook Lane Property will permit utility connections, i.e. water, sewer electrical, etc., previously proposed to be connected from Union Street to now be connected from Brook Lane;


5. The proposed utility connections from Brook Lane will eliminate the need to perform any work in the riverfront area, in close proximity to and parallel to Pickerall Brook. Eliminating this work in the riverfront area will allow this area to remain undisturbed and will eliminate the proposed disturbance of 3,952 s. f. of riverfront area and approximately 1,260 s. f. of bordering land subject flooding;

6. Eliminating the installation of utilities from Union Street will eliminate the risk and concerns expressed regarding the protection of the integrity of the stream, stream bank or possible future disruption that may be required for maintenance and repair of the utilities. This risk will no longer exist;

7. The overall design of the stormwater management system including proposed infiltration/recharge galleys has not changed. The stormwater basin, however, has been repositioned and reconfigured slightly to fit in with the new site design and building layout. The repositioning of the stormwater basin will not further increase any impacts to the wetland resource area;

8. The stormwater system will meet the Massachusetts Stormwater Management Guidelines and the recharge systems previously proposed in the approved project plans are still included as part of the new project plans and is unchanged;

9. The restoration of the 25' buffer zone, including plantings, remains unchanged and is incorporated as part of the revised plans; and



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WALL STREET DEVELOPMENT CORP.

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Mr. John Lee, Chairman
Walpole Zoning Board of Appeals
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RE: Amendment to Comprehensive Permit

10. Despite the increase in the number of buildings/units, the revised site design will not increase any impacts to or adversely affect any wetland resource areas. In fact, the revised plans will reduce impacts, particularly the riverfront area, buffer zone to inland bank and bordering land subject to flooding.

Enclosed for the Zoning Board's review is the "Amended Site Development Plan" dated April 21, 2020 showing the proposed access drive, buildings and stormwater basin. In addition, also enclosed is 1.) Letter dated January 31, 2020 from MassHousing confirmed that "a new Project Eligibility Letter is not required..."; 2.) Homeowner Authorization of Brook Lane Property and 3.) Abutters list.

In light of the proposed plan revisions, outlined herein, it is safe to conclude that the purpose and scope of the project has not changed in any substantial way. In addition, the proposed revisions will substantially improve access and public safety, while also substantially reducing impacts to wetland resource areas. Given these improvements in the overall project design. Wall Street hereby requests the Zoning Board of Appeals grant the requested amendment to the Permit to reflect the new project plans.

Thank you for the Board's consideration in this matter. Should there be any questions or need for additional information, please do not hesitate to contact me at 617-922-8700.

Respectfully submitted,
WALL STREET DEVELOPMENT CORP.

By: Louis Petrozzi, President
Wall Street Development Corp.
P.O. Box 272
Westwood, MA 02090
(617) 922-8700 – Tel.
Email: lou@wallstreetdevelopment.com

cc. Dean Harrison, Consultant
Rob Truax, GLM Engineering Consultants, Inc., 19 Exchange Street, Holliston, MA 01746
George Pucci, Esq., KP-Law PC, 101 Arch Street, Boston, MA 02110

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EMAIL wallstreetdc@gmail.com
www.wallstreetdevelopment.com



Massachusetts Housing Finance Agency
One Beacon Street, Boston, MA 02108

TEL: 617.854.1000 |
FAX: 617.854.1091 | www.masshousing.com

Videophone: 857.366.4157 or Relay: 711

January 31, 2020

Lou Petrozzi, President
Wall Street Development Corp.
2 Warthin Circle
Norwood, MA 02062

Re: Notice of Project Change
Residences at Burns Ave—Walpole, MA
MH ID No. 999

Dear Mr. Petrozzi:

We have received your Notification of Project Change describing proposed modifications to the above-captioned Chapter 40B development. The Project received a Determination of Project Eligibility (Site Approval) from MassHousing on October 31, 2018, for the construction of 36-condominium units in seven (7) buildings on 3.23-acres of land located off 48 Burns Avenue in Walpole, Massachusetts, known as The Residences at Burns Avenue (the “Project”).

You have requested a determination as to whether two (2) alternative proposed modifications based on an alternate access point, including (1) a decrease in the number of units to 28 and a change in building type to single-family homes or (2) an increase in the number of units to 40 condominiums in ten (10) buildings would be considered Substantial Changes in accordance with 760 CMR 56.04 (5).

MassHousing has reviewed the revised plans and has determined that the proposed changes are, in fact, substantial in accordance with 760 CMR 56.04 (5). MassHousing has also reviewed the revised Site Plans with attention to the project eligibility requirements set forth in 760 CMR 56.04(1). Since compliance with those requirements will not be affected by the proposed changes, MassHousing can confirm that a new Project Eligibility Letter is **not** required in this instance.

It is MassHousing’s interpretation of the Comprehensive Permit Regulations that Subsidizing Agencies should normally not update Project Eligibility Letters as a project develops but should, rather, consider whether the initial proposal is eligible for a subsidy program at the project eligibility stage and then consider whether the final proposal is eligible directly before construction at the Final Approval stage. Any other approach could interfere with Chapter 40B’s goal of expedited permitting. It is for this reason that a Project Eligibility Letter issued pursuant

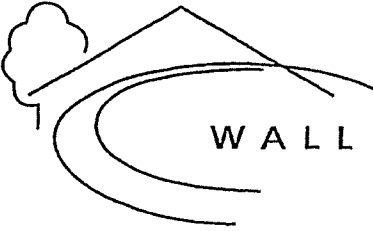
to the comprehensive permit regulations shall, pursuant to 760 CMR 56.04(6), be conclusive evidence that the project and the applicant have satisfied the project eligibility requirements. Please be assured that MassHousing will carefully review the approved plans once the Project returns for Final Approval, and at that point will determine whether the approved plans still meet the requirements of the 40B regulations and guidelines.

If I can answer any further questions regarding this project, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Jessica L. Malcolm', with a long horizontal line extending to the right.

Jessica L. Malcolm
Manager, Planning and Programs



WALL STREET DEVELOPMENT CORP.
REAL ESTATE DEVELOPERS

April 7, 2020

Mr. Brian E. Martin
7 Brook Lane
Walpole, MA 02032

RE: Property at 7 Brook Lane - Walpole, MA
Purchase and Sale Agreement dated October 26, 2019

Dear Mr. Martin:

This letter is to confirm that you have entered into a purchase and sale agreement with Wall Street Development Corp. ("Wall Street") dated October 26, 2019 for the property located 7 Brook Lane in Walpole, MA (the "Agreement"). In connection with the Agreement, Wall Street may make application to the Town of Walpole Planning Board, Board of Appeals and Conservation Commission, along with other state and municipal departments, seeking approval of permits and approvals develop this property.

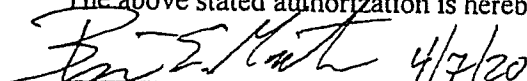
In addition, this letter shall authorize Wall Street, or Wall Street's agents, to execute any applications, on your behalf as the property owner, or any other documents, reasonably necessary or required, in order to obtain the required approvals from the Walpole Planning Board, Board of Appeals and Conservation Commission or any other municipal or state permits. Copies of any such applications executed on your behalf, along with any plans filed accompanying such applications, will be forwarded to you for your records. To evidence your authorization, it would be appreciated if you would acknowledge so in the space provided below and return a signed copy to Wall Street Development Corp., P.O. Box 272, Westwood, MA 02090 or by email at lou@wallstreetdevelopment.com.

Thank you for your attention in this matter. Should you have any questions. please do not hesitate to contact my office.

Sincerely,
WALL STREET DEVELOPMENT CORP.


Louis Petrozzi, President

The above stated authorization is hereby acknowledged and agreed.


Brian E. Martin Date 4/7/20

P.O BOX 272, WESTWOOD, MA 02090
TEL. 781 440 0306 FAX. 781 440 0309
~~EMAIL wallstreetdc@gmail.com~~
www.wallstreetdevelopment.com

TOWN OF WALPOLE

2020 FEB -5 AM 10:03

RECEIVED
BOARD OF ASSESSORS

REQUEST FOR ABUTTERS LIST

ZONING BOARD OF APPEALS

DATE: 2/5/2020

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: Map 20 Parcel 136, 137, 119 AND 115

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

February 12, 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.

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

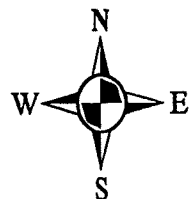
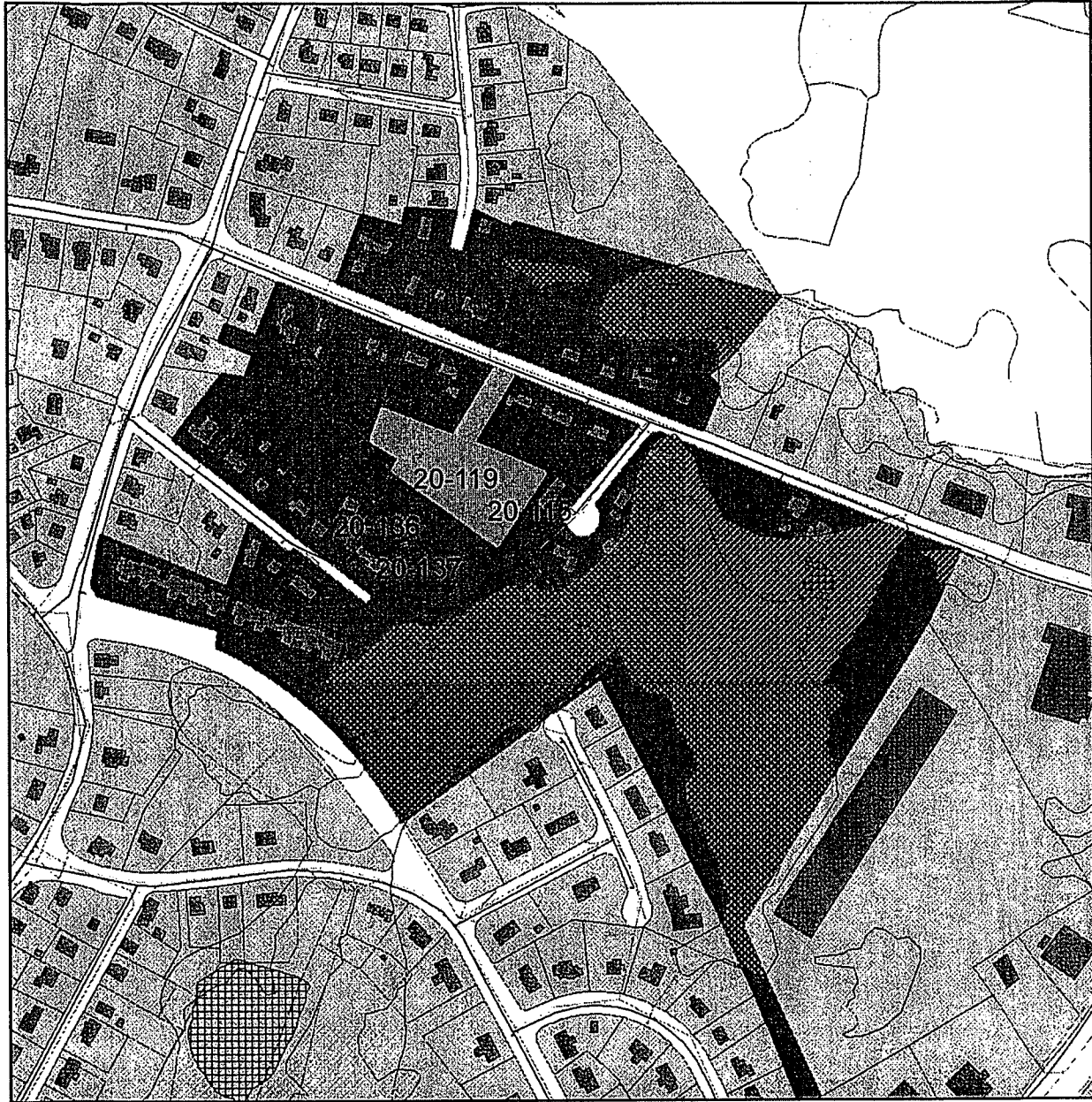
| | | | |
|---------|-------------------------------|----------|-----------------|
| Owner: | Wall Street Development Corp. | | |
| Parcel: | 20-136 | Address: | 48 Burns Avenue |
| | 20-119 | | Union Street |
| Owner: | Burns Avenue Development LLC | | |
| Parcel: | 20-137 | Address: | Burns Avenue |
| Owner: | Martin, Brian E. | | |
| Parcel: | 20-115 | Address: | 7 Brook Lane |

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

20-136, 20-137, 20-119, and 20-115



20/ 121/ / /
SCHIFONE ANN N
183 UNION ST
E WALPOLE, MA 02032

20/ 116/ / /
MANZANARES ROGER
215 UNION ST
E WALPOLE, MA 02032

20/ 117/ / /
MACPHAIL LEROY & AGNES C
207 UNION ST
E WALPOLE, MA 02032

20/ 120/ / /
BARROWS STEPHEN L
189 UNION ST
E WALPOLE, MA 02032

20/ 115/ / /
MARTIN BRIAN E
7 BROOK LN
E WALPOLE, MA 02032

20/ 119/ / /
WALL STREET DEVELOPMENT CORP
P.O. BOX 272
WESTWOOD, MA 02090

20/ 118/ / /
USEVICH WILLIAM L
201 UNION ST
E WALPOLE, MA 02032

20/ 138/ / /
CAMPBELL CHRISTOPHER & CATHY J
35 BURNS AVE.
E WALPOLE, MA 02032

20/ 139/ / /
CAMPBELL CLARENCE & ANTOINETTE
31 BURNS AVE
E WALPOLE, MA 02032

20/ 112/ / /
WILMOT JANET M & JOHN S
4 BROOK LN
E WALPOLE, MA 02032

21/ 15/ / /
UNION STREET CME LLC
P.O. BOX 134
EAST WALPOLE, MA 02032

20/ 114/ / /
HAYES-MONTVILLE CHERYL L
8 BROOK LN
E WALPOLE, MA 02032

20/ 113/ / /
MAGERER SCOTT A & MELISSA
6 BROOK LN
E WALPOLE, MA 02032

20/ 111/ / /
FLAHERTY MARGARET E
225 UNION ST
E WALPOLE, MA 02032

20/ 135/ / /
CONROY JOHN & JUDITH A
455 ELM ST
WALPOLE, MA 02081

20/ 136/ / /
WALL STREET DEVELOPMENT CORP
2 WARTHIN CIR
NORWOOD, MA 02062

20/ 132/ / /
SHEEHAN JOSEPH & JOYCE
28 BURNS AVE
E WALPOLE, MA 02032

20/ 133/ / /
RANDO MARK & FAITH
30 BURNS AVE
E WALPOLE, MA 02032

20/ 137/ / /
BURNS AVENUE DEVELOPMENT LLC
2 WARTHIN CIR
NORWOOD, MA 02062

20/ 130/ / /
JUNG JO-ANN TR
JUNG JO-ANN 2016 REVOCABLE TRUST
8 BURNS AVE
E WALPOLE, MA 02032

20/ 134/ / /
CONROY JOHN & JUDITH A
455 ELM ST
WALPOLE, MA 02081

20/ 131/ / /
LAIDLEY WILLIAM Z &
PAQUETTE MELISSA J
10 BURNS AVE
E WALPOLE, MA 02032

20/ 145/ / /
WALPOLE TOWN OF-CC
135 SCHOOL ST
WALPOLE, MA 02081

20/ 106/ / /
NICOLETTI RUDOLPH A & PAULA A TR
NICOLETTI REALTY TRUST
192 UNION ST
E WALPOLE, MA 02032

21/ 1/ / /
PRESTIPINO DAVID J & ELIZABETH
228 UNION ST
E WALPOLE, MA 02032

20/ 110/ / /
FOLAN PETER J & KIMBERLY A
220 UNION ST
E WALPOLE, MA 02032

20/ 108/ / /
PAQUETTE CHARLES R
204 UNION ST
E WALPOLE, MA 02032

20/ 107/ / /
WALPOLE TOWN OF-CC
INHABITANTS OF THE
135 SCHOOL STREET
WALPOLE, MA 02081

20/ 109/ / /
FINLEY MICHAEL J
PO BOX 122
E WALPOLE, MA 02032

20/ 83/ / /
FREDERICO REALTY TRUST
ARMANDO FREDERICO TRUSTEE
P.O. BOX 35
NORWOOD, MA 02062

20/ 144/ 4/ /
FERRELLI JOSEPH M &
BALETTA CAROLE
4 REDWOOD MEWS
E WALPOLE, MA 02032

20/ 144/ 8/ /
WEBSTER TIMOTHY E &
SANCHEZ-WEBSTER CLAUDIA
8 REDWOOD MEWS
E WALPOLE, MA 02032

20/ 144/ 6/ /
BUCKLEY PAUL T TR
BUCKLEY PAUL T REVOCABLE TRUST
6 REDWOOD MEWS
E WALPOLE, MA 02032

20/ 144/ 7/ /
SCHMITT GUNTHER W & JUDITH
4 BRIAR HILL ROAD
MEDFIELD, MA 02052

20/ 144/ 5/ /
WESTGARD KAREN E
144 PLEASANT ST #4
E WALPOLE, MA 02032

20/ 144/ 9/ /
KILGARRIFF THOMAS J III TR
MK IRREVOCABLE TRUST
9 REDWOOD MEWS
E WALPOLE, MA 02032

20/ 144/ 14/ /
DIGIACOMO PAMELA
14 PLEASANT ST
E WALPOLE, MA 02032

20/ 144/ 11/ /
MALIK SONIA & MONISH
11 REDWOOD MEWS
E WALPOLE, MA 02032

20/ 144/ 15/ /
DIGIUSTO JEAN C
15 REDWOOD MEWS
E WALPOLE, MA 02032

20/ 144/ 10/ /
RILEY CAROLE
10 REDWOOD MEWS
E WALPOLE, MA 02032

20/ 144/ 1/ /
ITO JENNIFER H &
LEE RICHARD A
1 REDWOOD MEWS
E WALPOLE, MA 02032

20/ 144/ 16/ /
KOCH GAIL M
16 REDWOOD MEWS
E WALPOLE, MA 02032

20/ 144/ 12/ /
RATTET CLARK R & JANICE G TRS
RATTET FAMILY TRUST
P O BOX 1222
WEST TISBURY, MA 02575

20/ 144/ 13/ /
SIROTIN FELIX & ELENA
13 REDWOOD MEWS
E WALPOLE, MA 02032

20/ 144/ 3/ /
APPLETON DIANE M
3 REDWOOD MEWS
E WALPOLE, MA 02032

20/ 144/ 2/ /
KAFOUSE SUSAN MARIE
2 REDWOOD MEWS
EAST WALPOLE, MA 02032

20/ 144/ 23/ /
COUSINEAU HEATHER M &
BENJAMIN RAY OWEN
23 REDWOOD MEWS
E WALPOLE, MA 02032

20/ 144/ 17/ /
CASSIS ARLENE
17 REDWOOD MEWS
E WALPOLE, MA 02032

20/ 144/ 24/ /
HESLIN JOANNE TR
HESLIN JOANNE REVOCABLE TRUST
24 REDWOOD MEWS
E WALPOLE, MA 02032

20/ 144/ 20/ /
SHERYL, LANE
MAKENNA, LANE
20 REDWOOD MEWS
E WALPOLE, MA 02032

20/ 144/ 22/ /
HOURIHAN HELEN
22 REDWOOD MEWS
E WALPOLE, MA 02032

20/ 144/ 19/ /
DIRANY CHRISTINE
19 REDWOOD MEWS
E WALPOLE, MA 02032

20/ 144/ 21/ /
ROFFINOLI ROBERT J
21 REDWOOD MEWS
E WALPOLE, MA 02032

20/ 144/ 18/ /
BROWN PHYLLIS M
18 REDWOOD MEWS
E WALPOLE, MA 02032

20/ 123/ / /
GRAY EVELYN A
161 UNION ST
E WALPOLE, MA 02032

20/ 124/ / /
FRANGIE ANTHONY R
148 FOSTER AVENUE
MARSHFIELD, MA 02050

20/ 122/ / /
RYAN JOHN D JR &
LLOYD STEPHANIE
175 UNION ST
N ATTLEBORO, MA 02032

20/ 82/ / /
JOHNSON ERICA S &
DAVIS DANIEL J
36 CALVERT RD
E WALPOLE, MA 02032

20/ 105/ / /
MAGUIRE SUSAN TR
MAGUIRE UNION STREET REALTY TRUS
168 UNION ST
E WALPOLE, MA 02032

20/ 104/ / /
MAGUIRE SUSAN TR
MAGUIRE UNION STREET REALTY TRUS
168 UNION ST
E WALPOLE, MA 02032

| | | | | | | | | | | | |
|-----------------------------|--|--------------------------|--|----------------------------------|--|------------------|--|-------------------|--|---------------------------|--|
| CURRENT OWNER | | TOPO | | UTILITIES | | STRT/ROAD | | LOCATION | | CURRENT ASSESSMENT | |
| WALL STREET DEVELOPMENT COR | | 1 Level 4 Rolling | | 2 Public Water 3 Public Sewer | | 1 Paved | | 2 Suburban | | RES LAND | |
| P.O. BOX 272 | | GIS ID: F_735346_2883480 | | Assoc Pid# | | C/A | | Attached Document | | Code: 1320 | |
| WESTWOOD MA 02090 | | Lot Size: 53,486 SF | | Photo | | C/A | | C/A | | Assessed: 25,000 | |
| WALL STREET DEVELOPMENT COR | | 34158 | | 0536 | | U | | V | | Assessed: 25,000 | |
| LACIVITA WALTER P | | 7119 | | 0314 | | U | | V | | Assessed: 25,000 | |

| RECORD OF OWNERSHIP | | BK VOLUME | | SALE DATE | | QUANTITY | | SALE PRICE | | VC | |
|---------------------|------|-------------|--------|-----------|-------------|----------|--------|------------|-------------|------|---------|
| Year | Code | Description | Amount | Code | Description | Number | Amount | Code | Description | Year | Code |
| 2020 | 1320 | | | | | 50,100 | 1 | | | 2019 | 1320 |
| Total | | | 25,000 | Total | | | 24,200 | Total | | | 108,800 |

EXEMPTIONS

| Year | Code | Description | Amount | Code | Description | Number | Amount | Code | Description | Year | Code |
|-------------|------|-------------|--------|------|-------------|--------|--------|------|-------------|------|------|
| Total: 0.00 | | | | | | | | | | | |

| OTHER ASSESSMENTS | | ASSESSING NEIGHBORHOOD | | NOTES | |
|-------------------|------|------------------------|--------|-------|-------------|
| Nbhd | Code | Description | Amount | Code | Description |
| 0040 | B | Tracing | 0.00 | | |

| EXEMPTIONS | | BUILDING PERMIT RECORD | | VISIT/CHANGE HISTORY | | | | | | | |
|--------------------------------------|------|------------------------|--------|----------------------|--------|------|----|------|----|----|----------------|
| Year | Code | Description | Amount | Insp Date | % Comp | Date | Id | Type | Is | Cd | Purpose/Result |
| Total Appraised Parcel Value: 25,000 | | | | | | | | | | | |
| Appraised Bldg. Value (Card): 0 | | | | | | | | | | | |
| Appraised Xf (B) Value (Bldg): 0 | | | | | | | | | | | |
| Appraised Ob (B) Value (Bldg): 0 | | | | | | | | | | | |
| Appraised Land Value (Bldg): 25,000 | | | | | | | | | | | |
| Special Land Value: 0 | | | | | | | | | | | |
| Total Appraised Parcel Value: 25,000 | | | | | | | | | | | |
| Valuation Method: C | | | | | | | | | | | |

| LAND LINE VALUATION SECTION | | BUILDING PERMIT RECORD | | VISIT/CHANGE HISTORY | | | | | | | | |
|----------------------------------|----------|------------------------|------|----------------------|------------|------------|----------|------------|-------|-------|-----------|---------------|
| B | Use Code | Description | Zone | Land Type | Land Units | Unit Price | Size Adj | Site Index | Cond. | Nbhd. | Nbhd. Adj | Notes |
| 1 | 1320 | Res Land | GR | | 43,560 SF | 4.86 | 1.00000 | 5 | 0.10 | 0050 | 1.100 | FRONTAGE/TOPO |
| 1 | 1320 | Res Land | GR | | 0.220 AC | 15,000 | 1.00000 | 5 | 0.50 | EXAC | 1.000 | TOPO |
| Parcel Total Land Area: 1.220 SF | | | | | | | | | | | | |
| Total Card Land Units: 1.220 SF | | | | | | | | | | | | |

| APPROXIMATE VALUE SUMMARY | | APPROXIMATE VALUE SUMMARY | |
|---------------------------|-------------------------------|---------------------------|--------|
| Code | Description | Year | Code |
| 0 | Appraised Bldg. Value (Card) | 2018 | 0 |
| 0 | Appraised Xf (B) Value (Bldg) | 2018 | 0 |
| 0 | Appraised Ob (B) Value (Bldg) | 2018 | 0 |
| 25,000 | Appraised Land Value (Bldg) | 2018 | 25,000 |
| 0 | Special Land Value | 2018 | 0 |
| 25,000 | Total Appraised Parcel Value | 2018 | 25,000 |
| C | Valuation Method | 2018 | C |

| | | | | | | | | | |
|---------------------------|-------------------|--------------------------|------------|-------------------|----------|---------------------------------------|--------|---------------------------|---------|
| CURRENT ASSESSMENT | | UTILITIES | | STRT/ROAD | | LOCATION | | CURRENT ASSESSMENT | |
| 1 Level | 2 Public Water | 1 Paved | 2 Suburban | Code | Assessed | Year | Code | Assessed | Year |
| 4 Rolling | 3 Public Sewer | | | 1320 | 27,300 | 2018 | 1320 | 27,300 | 2018 |
| 2 WARTHIN CIR | | SUPPLEMENTAL DATA | | SALE PRICE | | PREVIOUS ASSESSMENTS (HISTORY) | | SALE PRICE | |
| Alt Prcl ID | Attached Document | U | V | 155,000 | 1 | 2020 | 1320 | 26,500 | 2018 |
| Census 4112: | | U | V | 0 | 1F | Total | 27,300 | 27,300 | 27,300 |
| Old ID 6C | | U | V | | 0 | Total | 27,300 | 26,500 | 182,100 |
| Lot # | C/A | | | | | | | | |
| Lot Size | Assoc Pld# | | | | | | | | |
| Photo | | | | | | | | | |
| GIS ID F_735296_2883266 | | | | | | | | | |

| | | | | | | | | | |
|-----------------------------|-------|----------------|------------|------------------|---|--------------|---|-------------------|---|
| RECORD OF OWNERSHIP | | BK/LOAN | | SALE DATE | | QU/VI | | SALE PRICE | |
| BURNS AVENUE DEVELOPMENT LL | 35653 | 0276 | 12-07-2017 | U | V | 155,000 | 1 | 1F | 0 |
| FIORIO ELAINE L & | 30892 | 0364 | 01-08-2013 | U | V | | | | |
| DELUTIS GUIDO P & JANIS C | 6226 | 0098 | | | | | | | |
| Total | | 0.00 | | | | | | | |

| | | | |
|-------------------|------|--------------------------|--------|
| EXEMPTIONS | | OTHER ASSESSMENTS | |
| Year | Code | Description | Amount |
| | | | |
| Total | | 0.00 | |

| | |
|-------------------------------|-------|
| ASSESSING NEIGHBORHOOD | |
| Nbhd | Batch |
| 0050 | B |
| SEE ZBA DECISION NO.23-16 | |

| | |
|--------------------------------|--------|
| APPRaised VALUE SUMMARY | |
| Appraised Bldg. Value (Card) | 0 |
| Appraised X1 (B) Value (Bldg) | 0 |
| Appraised Ob (B) Value (Bldg) | 0 |
| Appraised Land Value (Bldg) | 27,300 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 27,300 |
| Valuation Method | |
| C | |

| | | | |
|-------------------------------|------------|------------------------------------|-------------|
| BUILDING PERMIT RECORD | | LAND LINE VALUATION SECTION | |
| Permit Id | Issue Date | Type | Description |
| | | | |
| Total Appraised Parcel Value | | 27,300 | |

| | | | |
|--------------------------------|--------|--------------------------------|--------|
| APPRaised VALUE SUMMARY | | APPRaised VALUE SUMMARY | |
| Appraised Bldg. Value (Card) | 0 | Appraised Bldg. Value (Card) | 0 |
| Appraised X1 (B) Value (Bldg) | 0 | Appraised X1 (B) Value (Bldg) | 0 |
| Appraised Ob (B) Value (Bldg) | 0 | Appraised Ob (B) Value (Bldg) | 0 |
| Appraised Land Value (Bldg) | 27,300 | Appraised Land Value (Bldg) | 27,300 |
| Special Land Value | 0 | Special Land Value | 0 |
| Total Appraised Parcel Value | 27,300 | Total Appraised Parcel Value | 27,300 |
| Valuation Method | | C | |

| | | | |
|------------------------------------|-------------|------------------------------------|-----------|
| LAND LINE VALUATION SECTION | | LAND LINE VALUATION SECTION | |
| B Use Code | Description | Zone | Land Type |
| 1 1320 | Res Land | GR | GR |
| 1 1320 | Res Land | GR | GR |
| Total Card Land Units | | 1 2000 SF | |

