



Town of Hull

BUILDING DEPARTMENT

TEL: (781) 925-1330

FAX: (781) 925-2228

253 ATLANTIC AVE

HULL, MASSACHUSETTS 02045

REVISED: January 23, 2020

Michael Lailer
24 Stoney Beach Road
Hull, Ma 02045

Re: Patricia Boyle and Daniel Doyle
15 Marginal Road
Hull, MA 02045

Dear Mr. Lailer;

I am in receipt of your building permit application dated December 4, 2019 on which you propose to perform the following work:

“Demo/Removal of existing structure, new pile foundation. New Modular home set on pile foundation, rear deck with two sets of egress stairs, all work as necessary for occupancy.”

After having reviewed said application I have determined that this would be in violation of the Town's Zoning by-law(s).

Section 61, Non-Conforming Uses, paragraph 61-2, sub para f, Pre-Existing Structures.
The proposed addition requires a special permit from the Zoning Board of Appeals.

Existing left side set back is over the lot line by 1.6 feet and proposed is 6.5 feet from the left side. The existing right side set back is 23.4 feet and the proposed right setback 5.4 feet, and is less than required.

The proposed new single family home requires a Special Permit and/or Variance from the Zoning Board of Appeals. Therefore, you are required to file all necessary applications for a public hearing and appeal with the Hull Zoning Board of Appeals, pursuant to MGL Chapter 40-A.

Any questions regarding this matter may be directed to this department.

Very Truly Yours,

Kelly,
Commissioner

Reason for petition/application:

X Special Permit

-----Hull By-Law§: 61-2

Variance

Hull By Law§: _____

Appeal Decision of Bldg. Comrn.

-----Hull By-Law§: _____

7. Describe why you seek a Special Permit, Variance or Other Relief:

The proposed home does not meet side and front setbacks.

(Use Additional Sheets as Necessary)

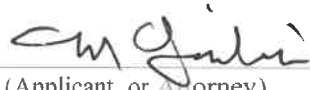
9. Name, address and phone number of your land surveyor (if applicable):

David G. Ray, PLS

46 Edgewater Road

Hull, MA 02045

Signed under the pains and penalties of perjury, this Jan day of 27, 2020.



(Applicant, or Attorney)

(Applicant Attorney)

NOTE: DO NOT ATTEMPT TO DISCUSS THE MERITS OF YOUR CASE WITH ANY INDIVIDUAL MEMBER OF THE BOARD OF APPEALS AT ANY TIME. YOU WILL HAVE AN OPPORTUNITY TO SPEAK AT THE PUBLIC HEARING ON YOUR APPLICATION BEFORE THE FULL BOARD.

SPECIAL PERMIT QUESTIONNAIRE

Describe why the proposed change to your property would be in harmony with the general purpose and intent of the By-Law:

The proposed home is being built FEMA complaint in the place of a currently existing home.

Side setbacks would be improved where there are abutting homes.

2. Describe how the proposed change to your property would potentially impact your neighborhood (either visually or in any other manner), especially abutting and nearby properties (i.e., describe the potential effects of lighting, drainage, noise, views on neighboring properties):

The new home would improve values but being elevated would hurt some views.

3. Describe how the proposed change to your property would potentially affect the character of your zoning district:

No change.

4. Describe why you believe that the proposed change to your property would not be more detrimental to the neighborhood, especially to abutting and nearby properties:
- The new home could only improve values in the neighborhood.

5. Describe how the proposed change to your property would potentially affect on-site and off-site parking. In addition, please describe how the proposed change to your property would potentially affect traffic in the immediate area:

No changes. The plan includes two off street parking spots.

VARIANCE QUESTIONNAIRE

1. Is your property (lot/structure) unique in any of the following ways?

- ☐ Shape of your lot
- ☐ topography of your lot
- ☐ Soil conditions of your land
- ☐ structure/layout of your building (Use Variances only)

If so, describe in detail those characteristics that are unique to your land (i.e. those that do exist on your land but do not exist on abutting or nearby properties in your neighborhood or zoning district)

2. Do you have a "substantial hardship" related to the uniqueness of your property (as you have described immediately above) that prevents you from either:

(i) complying with our By-Law, or (ii) using your land or building as it currently exists?

☐ yes ☐ no

3. If your answer is yes, describe in detail:

- how this hardship is related to the uniqueness of your property:

Please note that the "substantial hardship" must be related to your property, not to your individual circumstances

The Board would like you to describe exactly how the shape of your lot, the topography of your lot, the soil conditions of your lot or the structure/layout of your building (i) are unique or substantially different from neighboring properties and (ii) how these unique circumstances prevent you from using your property for its intended use as a single family home, as a business, etc.

For example, the mere fact that your property will be worth more if a Variance is granted does not constitute a "substantial hardship".

how this hardship prevents you from complying with the Hull Zoning By-Law or prevents you from using your land or building as it currently exists.

4. Describe how your property can still comply with the purpose and intent of the Hull Zoning By-Law if your Variance is allowed:

15 Magina 1 Rd

TO BE COMPLETED BY BUILDING COMMISSIONER:

- ◆ Date Building Permit Requested: 12/5/19 (if applicable)
- ◆ Date Building Permit Denied: Permit 1/23/20 (attach letter of denial)
- ◆ Any prior appeals on this property: YES _____ NO X (attach copies of decisions)
- ◆ IF YES, provide date of decision and action taken:

N/A

◆ **ATTACHMENTS:** (place ✓ beside each)

- N/A Prior Decisions of Board Re: Property (if applicable)
- X Letter of Denial & Copies of All Correspondence (if applicable)

◆ **APPLICANT HAS ATTACHED THE FOLLOWING:** (place ✓ beside each)

- X Copy of Deed/Transfer Certificate of Title
- X Copy of Plot Plan or Survey & Proposed Building Plans
- X Pictures of Building (views of front, rear, left side & right side)
- N/A Copy of P&S Agreement (if applicable)
- X Certified List of Abutters (from Assessor's Office)
- X Filing Fee

◆ **APPLICATION INCLUDES:** (place ✓ beside each)

- X Signature (page 2)
- X Zoning District (page 1)
- X Assessor's Information (page 1)
- X Phone Number (page 1)
- X Title Reference (page 1)
- X Description of Relief Sought (page 2)
- X Special Permit Questionnaire or Variance Questionnaire (page 3 or page 4)
- X Answers to All Other Questions on Application

****BUILDING COMMISSIONER'S CERTIFICATION****

I have reviewed this Application and, based on its contents and the information available in the Building Department's files on this date, certify that it is complete in all respects.

Date: 3/17/20

Barth Kelly
Building Commissioner, Town of Hull

(120)

Mail 2

58577
Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
08 JUL 2008 03:35PM
JOHN R. BUCKLEY, JR.
REGISTER
Bk 36161 Pg 183-185

Prepared without Examination of Title
Return to:
Robert Weinstein, Esq.
97 Allen Avenue
Waban, MA 02468

QUITCLAIM DEED

We, **VINCENT J. DOLAN and PATRICIA J. DOLAN** of South Weymouth, Norfolk County, Massachusetts, for consideration paid of Ten and 00/100 Dollars (\$10.00), grant to **DANIEL N. DOLAN and PATRICIA K. BOYLE**, as **Trustees of the DOLAN FAMILY IRREVOCABLE REAL ESTATE TRUST** u/d/t dated June 18, 2008, evidenced by Trust Certificate recorded herewith, having a mailing address: c/o Mr. and Mrs. Vincent J. Dolan, 121 "J" Tall Oaks Drive, South Weymouth, MA, with **Quitclaim Covenants**,

The land in that part of Hull, Plymouth county, Massachusetts, known as Hampton Hill, together with the buildings thereon and being Lot #61 as shown on a plan entitled "Plan of House Lots at Hampton Hill, Nantasket Beach, Hull, Mass., February, 1906 by Frederick E. Tupper, C.E.," and filed with the Plymouth County Registry of Deeds in Plan Book 1, Page 95. Said lot #61 is bounded and described as follows:

Beginning at a point in the northwesterly line of Marginal Road at the southwesterly corner of lot #62, shown on said plan;
Thence running in a southwesterly direction along said Marginal Road, 60 feet;
Thence running in a northwesterly direction along lot #60 shown on said plan, 122 feet;
Thence running in a northeasterly direction about 26 feet;
Thence running in a southeasterly direction along said lot #62, 100 feet to the point of beginning.

Containing about 4,586 square feet of land, more or less.

Reserving to the Grantors, **Vincent J. Dolan and Patricia J. Dolan, husband and wife, or the survivor of them, a life estate** in the above-described premises during the remainder of their lifetimes, during which time the said **Vincent J. Dolan and Patricia J. Dolan, or the survivor of them**, shall have the exclusive right to occupy the premises, to lease, let or license the same, and they shall be entitled to all rents, fees or profits generated from said life estate, but without the right to partition. During the said Grantors' lifetimes, they shall bear the cost of all insurance, maintenance, fees, charges and expenses relating to the premises and they shall pay all taxes assessed or imposed with respect thereto, and all principal and interest on any mortgages thereon. No notice to, or assent by, the grantee(s) in this instrument or their assigns shall be necessary in connection with any exercise of the rights retained by grantor in this instrument.

PROPERTY ADDRESS: 15 Marginal Road, Hull, MA

The Grantors hereby reserve and shall have the power to appoint the premises, or any portion thereof outright or upon trusts, conditions, or limitations, to any one or more of their descendants, or to the spouses or surviving spouses of any of the foregoing persons. This power shall be exercisable during the Grantors' lifetime, or the survivor of them, by a deed making express reference to this power and executed and recorded prior to the Grantors' death, or after a Grantor's death by a provision of the Grantor's will or any codicil thereto making express reference to this power. No exercise of this power shall be deemed to release any Grantor's life estate unless such a release is explicitly made. The exercise of this power shall not exhaust it, and unless the power is exercised by will or codicil, the deed recorded last shall control as to any ambiguities or inconsistencies. If the power is exercised by will or codicil, said will or codicil shall control as to any ambiguities or inconsistencies. Unless written notice is recorded at this Registry of Deeds within three months following the death of a Grantor, of the pendency of proceedings instituted for the probate of the his will and codicil, if any, setting forth the court in which said proceedings were instituted and the docket number, it shall be conclusively presumed that this power was not exercised by will or codicil.

For title reference see Deed of Henry J. Rege, et ux, dated July 25, 1977 recorded with the Plymouth County Registry of Deeds in Book 4297, Page 50.

WITNESS our hands and seals this 18th day of June, 2008.


VINCENT J. DOLAN

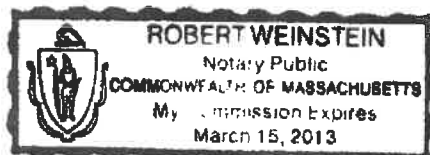

PATRICIA J. DOLAN

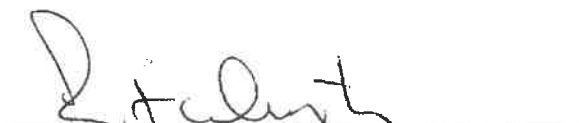
COMMONWEALTH OF MASSACHUSETTS


ss.

On this 18th day of June, 2008, before me, the undersigned notary public, personally appeared **Vincent J. Dolan**, proved to me through satisfactory evidence of identification (by presentation of a driver's license) to be the person whose name is signed on this document, and acknowledged to me that he signed it voluntarily for its stated purposes.

(SEAL)



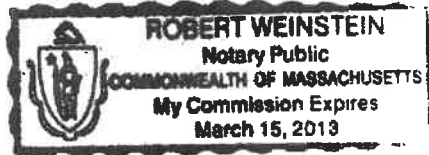

Notary Public
My Commission Expires: 3/15/13

COMMONWEALTH OF MASSACHUSETTS

Patricia J. Dolan ss.

On this 18th day of June, 2008, before me, the undersigned notary public, personally appeared **Patricia J. Dolan**, proved to me through satisfactory evidence of identification (by presentation of a driver's license) to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purposes.

(SEAL)



Robert Weinstein
Notary Public
My Commission Expires: 3/15/13

DINGA JOHN G
17 RIVERBANK RD
QUINCY, MA 02169

REID ROBERT W & PATRICIA H TRS
726 BAY ROAD
STOUGHTON, MA 02072-0000

DEFABIO DANA J & JAIME A
12 MARGINAL RD
HULL, MA 02045-0000

LEE WILLIAM E & MARY P
103 HAMPTON CIRCLE
HULL, MA 02045-0000

LITTLEFIELD MATTHEW & HALEY
53 CENTRAL AVENUE
HULL, MA 02045

HULL TOWN OF

KAROFF PAUL & LINDA
105 HAMPTON CIRCLE
HULL, MA 02045

PARI DARLENE A
80 BAY STREET
HULL, MA 02045-0000

ANDRUSZKIEWICZ FRANCIS A & FRA
27 PLEASANT ST
DORCHESTER, MA 02125-0000

TYSON CHARLEEN R
107 HAMPTON CIR
HULL, MA 02045-2831

LYONS KRISTEN N
5 DARTMOUTH RD
PLYMOUTH, MA 02360

DESTITO ELEANOR C
16 MARGINAL RD
HULL, MA 02045-0000

BROWN SUZANNE M
143 ARIEL CIRCLE
SUTTON, MA 01590

WELLINGTON THOMAS & SAMANTHA
67 BAY ST
HULL, MA 02045

SANDERSON RICHARD D & PAMELA J
19 EUNICE AVE
WORCESTER, MA 01606-0000

BRADY TERESA A
17 MARGINAL RD
HULL, MA 02045-0000

GAMBLE DANA C & CAROLYN
69 BAY STREET
HULL, MA 02045

DEANE JOHN F
45 WILL DR UNIT 100
CANTON, MA 02021-3716

TOWN OF HULL
253 ATLANTIC AVE
HULL, MA 02045-0000

BURKE JOHN M JR TRS
58 OCEANSIDE DRIVE
HULL, MA 02045

FULTON BOYD M
152 WILSON STREET
ROCKLAND, MA 02370

PRIGGS RENEE E
66 MASTERS CT
SANTA ROSA BEACH, FL 32459

CLAY VIRGINIA E
73 BAY STREET
HULL, MA 02045-0000

BILODEAU-TONDORF KARA N
121 HAMPTON CIRCLE
HULL, MA 02045

MCLAUGHLIN CARRIE A & WILLIAM
3 MARGINAL RD
HULL, MA 02045-0000

CAPUZZO JOHN J & MARILYN
8 MARGINAL ROAD
HULL, MA 02045-0000

LOUGHLIN KAREN S
123 HAMPTON CIR
HULL, MA 02045-0000

BRENNAN
81 BAY STREET
HULL, MA 02045

SMITH PAULA & JOHN R
10 MARGINAL RD
HULL, MA 02045-0000

DEMARCO DEAN
125 HAMPTON CIRCLE
HULL, MA 02045

WEBB EDWARD
112 HAMPTON CIRCLE
HULL, MA 02045-0000

MANCHESTER GEORGE C & BARBARA
17 LINCOLN AVE
HULL, MA 02045-0000

Dolan Family 100. Real Est.
Trs.
is Marginal Rd
Hull, MA 02045

DOIRON MICHAEL J & AYNNA P
35 HAWTHORNE ROAD
MILTON, MA 02186

DELVECCHIO SARAH
15 LINCOLN AVE
HULL, MA 02045-0000

51 + 4

FEHR KAREN ANN
7 GOOSE POND RD
LINCOLN, MA 01773-0000

DOYLE REBECCA E
31 G STREET
HULL, MA 02045-0000

LAGOS JOHN & VIRGINIA
104 HAMPTON CIRCLE
HULL, MA 02045-0000

ESPOSITO ERLA A TRS
22 SMITH PLACE
COHASSET, MA 02025-0000

MCBRIDE ROBERT N & ME
5 OLD COLONY RD
HULL, MA 02045-0000

RYAN KATHLEEN M TRS
12 OLD COLONY RD
HULL, MA 02045

REILLY ANDREW KELLY
7 OLD COLONY RD
HULL, MA 02045-0000

DOWNEY MARGARET L
10 OLD COLONY ROAD
HULL, MA 02045

TIERNEY FRANCIS J & DENISE E
9 OLD COLONY ROAD
HULL, MA 02045-0000

KING
8 OLD COLONY ROAD
HULL, MA 02045-3951

HAMPTON HILL PLAYGROUND

MARLOWE MICHAEL E & PAMELA
6 OLD COLONY RD
HULL, MA 02045

GORHAM MICHAEL W
11 LINCOLN AVE
HULL, MA 02045

David Ray

CONNOR PATRICK
11A LINCOLN AVE
HULL, MA 02045-0000

Michael Lailor
24 Stony Beach Rd
Hull, MA 02045



HULL

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				1/11/17

User Acct	35-013
GIS Ref	
GIS Ref	
Insp Date	1/11/17

PRINT

PRINT	
Date	Time
12/17/2019	
10/18/2019	
11/5/2019	
11/27/2019	

2020	101	NC	70,900	0	4,586	183,700	254,600	Year End Roll	12/17/2019
2019	101	FV	66,000	0	4,586	177,400	243,400	Year End Roll	10/18/2019
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2009	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	10/2012
2008	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	9/2011
2007	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	8/2010
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2004	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	5/2007
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2002	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	3/2005
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1942	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	3/1945
1941	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	2/1944
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1937	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	10/1940
1936	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	9/1939
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1933	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	6/1936
1932	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	5/1935
1931	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	4/1934
1930	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	3/1933
1929	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	2/1932
1928	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	1/1931
1927	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	12/1930
1926	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	11/1929
1925	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	10/1928
1924	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	9/1927
1923	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	8/1926
1922	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	7/1925
1921	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	6/1924
1920	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	5/1923
1919	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	4/1922
1918	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	3/1921
1917	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	2/1920
1916	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	1/1919
1915	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	12/1918
1914	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	11/1917
1913	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	10/1916
1912	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	9/1915
1911	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	8/1914
1910	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	7/1913
1909	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	6/1912
1908	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	5/1911
1907	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	4/1910
1906	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	3/1909
1905	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	2/1908
1904	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	1/1907
1903	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	12/1906
1902	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	11/1905
1901	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	10/1904
1900	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	9/1903
1899	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	8/1902
1898	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	7/1901
1897	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	6/1900
1896	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	5/1899
1895	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	4/1898
1894	101	FV	52,500	0	4,586	177,400	229,900	Year End Roll	3/1897
1893	1								

Year	Month	Day	Time	Print
2020	10	1	4:58p	12/17/2019
2020	10	1	4:58p	10/18/2019
2020	10	1	4:58p	10/15/2019
2020	10	1	4:58p	12/26/19
2019	10	1	4:58p	11-27-1920
2018	10	1	4:58p	19/2018
2017	10	1	4:58p	15/2017
2016	10	1	4:58p	11/12/2016
2015	10	1	4:58p	10/13-3p
2014	10	1	4:58p	01/25/17
2013	10	1	4:58p	18/2015
2012	10	1	4:58p	229,900 Year End Roll
2011	10	1	4:58p	229,900 Year End Roll
2010	10	1	4:58p	229,900 Year End Roll
2009	10	1	4:58p	229,900 Year End Roll
2008	10	1	4:58p	229,900 Year End Roll
2007	10	1	4:58p	229,900 Year End Roll
2006	10	1	4:58p	229,900 Year End Roll
2005	10	1	4:58p	229,900 Year End Roll
2004	10	1	4:58p	229,900 Year End Roll
2003	10	1	4:58p	229,900 Year End Roll
2002	10	1	4:58p	229,900 Year End Roll
2001	10	1	4:58p	229,900 Year End Roll
2000	10	1	4:58p	229,900 Year End Roll
1999	10	1	4:58p	229,900 Year End Roll
1998	10	1	4:58p	229,900 Year End Roll
1997	10	1	4:58p	229,900 Year End Roll
1996	10	1	4:58p	229,900 Year End Roll
1995	10	1	4:58p	229,900 Year End Roll
1994	10	1	4:58p	229,900 Year End Roll
1993	10	1	4:58p	229,900 Year End Roll
1992	10	1	4:58p	229,900 Year End Roll
1991	10	1	4:58p	229,900 Year End Roll
1990	10	1	4:58p	229,900 Year End Roll
1989	10	1	4:58p	229,900 Year End Roll
1988	10	1	4:58p	229,900 Year End Roll
1987	10	1	4:58p	229,900 Year End Roll
1986	10	1	4:58p	229,900 Year End Roll
1985	10	1	4:58p	229,900 Year End Roll
1984	10	1	4:58p	229,900 Year End Roll
1983	10	1	4:58p	229,900 Year End Roll
1982	10	1	4:58p	229,900 Year End Roll
1981	10	1	4:58p	229,900 Year End Roll
1980	10	1	4:58p	229,900 Year End Roll
1979	10	1	4:58p	229,900 Year End Roll
1978	10	1	4:58p	229,900 Year End Roll
1977	10	1	4:58p	229,900 Year End Roll
1976	10	1	4:58p	229,900 Year End Roll
1975	10	1	4:58p	229,900 Year End Roll
1974	10	1	4:58p	229,900 Year End Roll
1973	10	1	4:58p	229,900 Year End Roll
1972	10	1	4:58p	229,900 Year End Roll
1971	10	1	4:58p	229,900 Year End Roll
1970	10	1	4:58p	229,900 Year End Roll
1969	10	1	4:58p	229,900 Year End Roll
1968	10	1	4:58p	229,900 Year End Roll
1967	10	1	4:58p	229,900 Year End Roll
1966	10	1	4:58p	229,900 Year End Roll
1965	10	1	4:58p	229,900 Year End Roll
1964	10	1	4:58p	229,900 Year End Roll
1963	10	1	4:58p	229,900 Year End Roll
1962	10	1	4:58p	229,900 Year End Roll
1961	10	1	4:58p	229,900 Year End Roll
1960	10	1	4:58p	229,900 Year End Roll
1959	10	1	4:58p	229,900 Year End Roll
1958	10	1	4:58p	229,900 Year End Roll
1957	10	1	4:58p	229,900 Year End Roll
1956	10	1	4:58p	229,900 Year End Roll
1955	10	1	4:58p	

SALES INFORMATION				TAX DISTRICT		PAT ACCT				
2020	101	NC	70,900	0	4,586.	183,700	254,600	254,600	Year End Roll	12/17/2019
2019	101	FV	66,000	0	4,586.	177,400	243,400	254,600	Year End Roll	10/18/2019
2018	101	FV	57,500	0	4,586.	177,400	234,900	243,400	Year End Roll	1/15/2019
2017	101	FV	52,500	0	4,586.	177,400	229,900	234,900	Year End Roll	19/2018
2016	101	FV	52,500	0	4,586.	177,400	229,900	229,900	Year End Roll	1/6/2017
2015	101	FV	52,500	0	4,586.	177,400	229,900	229,900	Year End Roll	1/12/2016
2014	101	FV	49,100	0	4,586.	158,400	207,500	229,900	Year End Roll	1/8/2015
								207,500	year end roll	1/8/2014
										apco
										3652
		PRINT		Date		Time				
				12/26/19		11:27:42				
		LAST REV		Date		Time				
				01/25/17		10:13:30				

FIGURE 14-3:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DOLAN VINCENT J	36161-183		7/8/2008	FAMILY		1	No			
REGE HENRY J &	4297-50		7/26/1977		16,000	No	No			
	1707-591		1/1/1947			No	No			

LandReason:

Near

1/11/2017 MEASURED	18
4/14/2008 ABATE REVIEW	DB
6/10/2003 INSPECTED	DB
3/3/2003 MEASURED	29
8/2/1996 MEAS+INSPECTD	M4

1/11/2017 MEASURED	18
4/14/2008 ABATE REVIEW	DB
6/10/2003 INSPECTED	DB
3/3/2003 MEASURED	29
8/21/996 MEAS+INSPECTD	MM

LT Factor	Base Unit Price	Adj Neigh	Neigh Influ	Neigh Mod	Int 1 %	Int 2 %	Int 3 %	Appraised Value	Alt Class	Spec Land	J Code	Fact Use
0	29.138118		1.00					133,698	0			

LT	Base Value	Unit Price	Adj	Neigh	Neigh Intlu	Neigh Mod	Int1	%	Int2	%	Int3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact Use
0	29.	1.381	18	1.00									183,698		0			

LT	Base	Unit Price	Adj	Neigh	Neigh	Neigh	Intf 1	%	Intf 2	%	Intf 3	%	Appraised	Alt	%	Spec	j	Fact	Use
Factor	Value				Influ	Mod							Value	Class		Land	Code		
	0	29.	1.381	18	1.00								183,698		0				

LT	Base	Unit Price	Adj	Neigh	Neigh	Neigh	Int 1	Int 2	Int 3	Appraised	Alt	Spec	J	Fact	Use
Factor	Value				Influ	Mod	%	%	%	Value	Class	Land	Code		
	0	29.	1,381	18	1.00					183,698	0				

Parcel Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Int 1 %	Int 2 %	Int 3 %	Appraised Value	Alt Class	%	Spec Land	J Code	Fact Use
		0	29.	1,381	18	1.00					183,698		0			
Parcel LUC: 101	1 FAMILY				Prime NB Desc	WF BAY ST					Total: 183,698	Sol Credit			Total: 183,698	1

2004

2004



