



Town of Hull

BUILDING DEPARTMENT

TEL: (781) 925-1330

FAX: (781) 925-2228

253 ATLANTIC AVE

HULL, MASSACHUSETTS 02045

October 29, 2018

Steven Faber
20 Charles Drive
Canton, Ma 02021

Re: 185 / 185 A Samoset Ave

Dear Mr. Faber;

I am in receipt of your building permit application dated August 16, 2018, on which you propose to perform the following work:

185 Samoset Ave (Main House)

"Remove portion of covered Porch, side kitchen expansion / addition, exterior deck modifications, new rear addition, new 2nd floor room over existing footprint, interior renovations"

185 A Samoset Ave (Rear Guest House)

"Reconstruct as (2) car garage w guesthouse above."

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 work requires a special permit from the Zoning Board of Appeals.

185 Samoset Ave (Main House)

Existing and proposed is lot coverage is more than the 30% allowed.

185 A Samoset Ave

Existing side and rear set backs are less than required, existing and proposed lot coverage is more than the 30% allowed.

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.

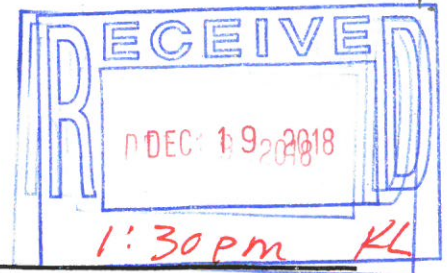
Any questions regarding this matter may be directed to this department.

Very Truly Yours,

Bartley Kelly,
Local Inspector



**TOWN OF HULL
ZONING BOARD OF APPEALS**



253 Atlantic Avenue
Hull, Massachusetts 02045

781-925-2000
Fax: 781-925-0224

**APPLICATION FOR HEARING
PACKET TO BE COMPLETED IN TRIPPLICATE
(see reverse for instructions
(Revised MAY 2016))**

1. **Address of Property:** 185/185 A SAIMOSET AVENUE
Zoning District: SINGLE FAMILY A
Assessor's Map No.: 19 **Assessor's Parcel No.:** 1D 19-085
Title Reference (Attach Copy of Deed or Transfer Certificate of Title):
Book: 17290, **Page:** 293 **Certificate of Title No.:** /
(Plymouth County Registry of Deeds) (Plymouth County Registry District of the Land Court)
Applicant:
Name: STEVEN FABER *owner* **Name:** Bob Rose
Address: 20 CHARLES DRIVE **Address:** PO Box 761
Address: CANTON, MA 02021 **Address:** Hingham, MA 02043
Phone: 781-258-6266 **Phone:** 781 749-0060
3. **Owner:** (If owner is also applicant, go directly to #4)
Name: same **Name:** _____
Address: _____ **Address:** _____
Address: _____ **Address:** _____
Phone: _____ **Phone:** _____
4. **If you have signed a P&S Agreement**, attach a copy of the executed agreement.
5. **The applicant must attach the following:** (Place ☒ beside each)
 - ☒ copy of the Building Commissioner's Denial Letter
 - ☒ copy of Deed or Certificate of Title
 - ☒ copy of Plot Plan or Survey & Proposed Building Plans (**5 sets of each**)
 - ☒ pictures of the building (views of front, rear, left side & right side)
 - ☒ 2 copies certified abutters list and a property card (Obtain at Assessors Office)
 - ☒ copy of P & S Agreement to the property (if applicable)
 - ☒ Special Permit Questionnaire or Variance Questionnaire
 - ☒ filing fee \$275.00
 - ☒ Page 6: Bldg. Commissioner's Review and Certification

6. Reason for petition/application:

☒ Special Permit

-----> Hull By-Law §: 61-2

☐ Variance

-----> Hull By-law §: _____

☐ Appeal Decision of Bldg. Comm.

-----> Hull By-Law §: _____

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

MAIN HOUSE

TO EXPAND 1ST & 2ND FLOOR TO CREATE ADEQUATE LIVING SPACE.
TO ALLOW FOR 1ST FL. MASTER BED ROOM TO AVOID STAIRS.
MAKE THE HOME FEMA COMPLIANT.

GUEST HOUSE/GARAGE

TO RE-CONSTRUCT GUEST HOUSE OVER NEW(2) CAR GARAGE-MISC STORAGE
DO TO LOSS OF MAIN HOUSE BASEMENT (FEMA)

(Use Additional Sheets as Necessary)

8. Name, address and phone number of your attorney (if applicable):

REG. ARCHITECT

ROBERT S. ROSE

P.O. BOX 761

HINGHAM, MA 02043

Signed under the pains and penalties of perjury, this 19th day of DECEMBER, 2018.

☒ Her Fabe

(Applicant or Attorney)

(Applicant or 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

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

MAIN HOUSE THE TO THE NEW PORTION OF THE HOME ARE NO WORSE THAN EX-
GETBACKS, ACTUALLY ARE CODE COMPLIANT W/ REMOVAL OF EX RIGHT FRONT PORCH
GUEST HOUSE / GARAGE - GETBACKS ARE NO WORSE THAN CURRENT INCL. MAIN HOUSE
TOTAL LOT COVERAGE INCREASES 4.8%

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):

THESE CHANGES W/ FURTHER ENHANCE THE SURROUNDING HOMES
ON SAMOSET / SURROUNDING NEIGHBORHOOD: HAV ARCHITECTURAL FLAIR.
"LIGHTING" MIN. "DRAINAGE" IMPROVED W/ PERMEABLE PAVERS "NOISE" MIN IMPACT
"VIEWS" MIN MOSTLY OPEN YARDS

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:

IT WILL ENHANCE THE HOMES IN THE NEIGHBORHOOD.
THE HOME'S GUEST HOUSE / GARAGE WILL ALSO NOW BE FEMA COMPLIANT.

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:

THE DRIVEWAY LOOP / TURN AROUND - ADD MORE - OFF STREET PARKING;
ENABLE CARS TO ENTER STREET DRIVING FORWARD RATHER THAN BACKING INTO
THE STREET "THIS WILL BE SAFER"; KEEP CARS OFF THE STREET

VARIANCE QUESTIONNAIRE

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

- _____ shape of your lot.
- _____ topography of your land
- _____ 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:

105/105 A SAMOSET

6.

TO BE COMPLETED BY BUILDING COMMISSIONER:

- ◆ Date Building Permit Requested: Aug 14, 2010 (if applicable)
- ◆ Date Building Permit Denied: Oct. 29, 2010 (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:
- _____
- _____
- _____

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

____ Prior Decisions of Board Re: Property (if applicable)

✓ Letter of Denial & Copies of All Correspondence (if applicable)◆ **APPLICANT HAS ATTACHED THE FOLLOWING:** (place ✓ beside each)✓ Copy of Deed/Transfer Certificate of Title✓ Copy of Plot Plan or Survey & Proposed Building Plans✓ Pictures of Building (views of front, rear, left side & right side)✓ Copy of P&S Agreement (if applicable)✓ Certified List of Abutters (from Assessor's Office)✓ Filing Fee◆ **APPLICATION INCLUDES:** (place ✓ beside each)✓ Signature (page 2)✓ Zoning District (page 1)✓ Assessor's Information (page 1)✓ Phone Number (page 1)✓ Title Reference (page 1)✓ Description of Relief Sought (page 2)✓ Special Permit Questionnaire or Variance Questionnaire (page 3 or page 4)✓ 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: 1/14/19

Peter Galardo
Building Commissioner, Town of Hull

QUITCLAIM DEED

We, Stephen G. McDermott, Sr. and John R. McDermott, of Hull, Massachusetts

for consideration paid, four hundred thousand (\$400,000.00) dollars

grant to **Steven D. Faber**, of 20 Charles Drive, Canton, Massachusetts

with Quitclaim Covenants

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
23 SEP 2003 12:50PM
JOHN R. BUCKLEY, JR.
REGISTER
Bk 26608 Pg 62-63

The land with the buildings thereon, situated in that part of Hull, in the County of Plymouth known as Nantasket Beach.

And being the Lot No. 18 on a plan of land entitled, "Plan C Showing Subdivision of Lots at Nantasket Beach in the Town of Hull, February 4, 1908", by Frederick E. Tupper, Civil Engineer, and recorded with Plymouth Deeds, Plan Book 1, Plan 440, and bounded and described as follows:

Beginning at a point in the Westerly line of Samoset Avenue at the Northeasterly corner of lot numbered 17 on said plan; and thence running in a Northwesterly direction along said Samoset Avenue, fifty (50) feet; thence running in a Southwesterly direction along lot numbered 19 on said plan, one hundred thirty (130) feet; thence running in a Southeasterly direction along a portion of lot numbered 16 on said plan, fifty (50) feet; thence running in a Northeasterly direction along said lot numbered 17, one hundred thirty (130) feet to the point of beginning.

Containing 6,500 square feet of land, being any or all of the above measurements, more or less.

The undersigned, John R. McDermott does hereby certify on oath that he is not married and was not married at the time of execution of the Homestead Declaration recorded at Plymouth County Registry of Deeds in Book 19373, Page 348.

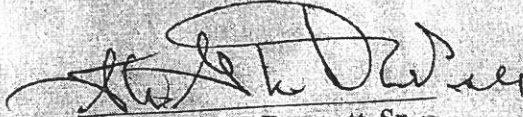
For the Grantor's title, see deed recorded at the Plymouth County Registry of Deeds in Book 17290, Page 293.

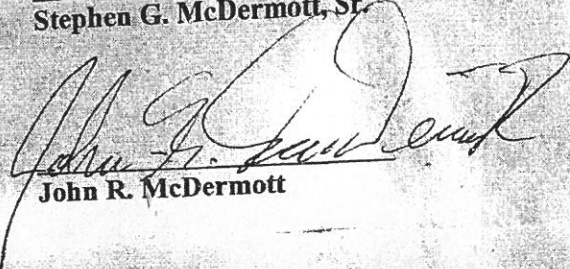
Locus Address: 185 and 185A Samoset Avenue, Hull, Massachusetts

Return to: Roger Lehnberg
38 Balcarres Rd
W. Newton, MA 02459

185/185A Samoset Ave, Hull, MA

Witness our hands and seals this 22 day of September, 2003.


Stephen G. McDermott, Sr.

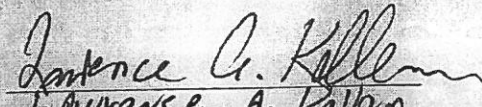

John R. McDermott

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

September 23, 2003

Then personally appeared the above named Stephen G. McDermott, Sr. and acknowledged the foregoing to be his free act and deed, before me

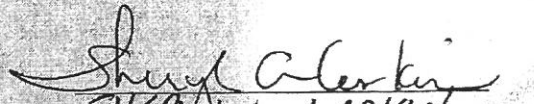

Lawrence A. Kellen
Notary Public
My Commission Expires: 7/20/10

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

September 22, 2003

Then personally appeared the above named John R. McDermott and acknowledged the foregoing to be his free act and deed, before me


SHERYL A. LARKIN
Notary Public
My Commission Expires: 8/11/07



Existing Main House



“Front /,Left Side Guest House @ Rear” Street View



“Front” Northeast View From Street

Existing Main House



"Right Side" Northwest-View from Back Yard



"Right Side" Northwest- View From Street

Existing Main House



“Back” Southwest View



“Left Side” Southeast View from Street

Existing Guest House



"Left Side" Southeast View



"Front" Northeast View

Existing Guest House



"Back" Southwest View



"Right Side" Northwest View

JOHNSON E THOMAS JR
147 MANOMET AVE
HULL, MA 02045

BACHENHEIMER JOAN F
190 SAMOSET AVE
HULL, MA 02045

BERMAN ALAN M& CAROLE TRS
1780 NW 104 AVE
CORAL SPRINGS, FL 33071-0000

COOPER MARJORIE
149 MANOMET AVENUE
HULL, MA 02045-0000

JENKINS LISA B & PAUL K
188 SAMOSET AVE
HULL, MA 02045

COFMAN MARK & PAULA
195 SAMOSET AVE
HULL, MA 02045-0000

LEE BENNY & MARILYN
149 MANOMET AVE
HULL, MA 02045-0000

YELLIN JOHN D & PAULA
535 WARD STREET
NEWTON, MA 02459

GOODMAN SYLVIA
9280 VISTA DEL LAGO APT 32E
BOCA RATON, FL 33428

GRAZIADEI MARIANNE
764 BURT RD
LITTLE FALLS, NY 13365-9362

MCKINNEY SCOTT T & KATHLEEN E
184 SAMOSET AVE
HULL, MA 02045-0000

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

EYSTER LOUIS & SARA E
6 LOEN CIRCLE
MILTON, MA 02186

HASSETT ROBERT A JR & JANINE M
128 BARDEN HILL RD
HILLSBOROUGH, NH 03244

PETRELLA FRANK P
652 NANTASKET AVE
HULL, MA 02045-0000

RABB STEVEN & DONNA TRS
3 DRY POND RD
SHARON, MA 02067

KELLY MICHAEL P & AMBER L
189 SAMOSET AVE
HULL, MA 02045

VERAGUAS RANDY E
650 NANTASKET AVE
HULL, MA 02045

NEYHUS MICHAEL
306 HIGHLAND STREET
DEDHAM, MA 02026

HASKINS ETTA
250 HAMOND POND
PARKWAY #704S
CHESTNUT HILL, MA 02467

WEINER ERIC & MARY ANNE
648 NANTASKET AVENUE
HULL, MA 02045-0000

FRASIER JAMES M & DAVID F
16 LEWIS STREET
HULL, MA 02045-0000

MELING CRAIG
191 SAMOSET AVE
HULL, MA 02045

GRIECO
55 HOLBROOK AVE
HULL, MA 02045-0000

194 SAMOSET AVENUE TRUST
131 LINCOLN ST
NORWELL, MA 02061-1225

MONOSSON GLORIA P & ADOLF P
385 CHESTNUT HILL AVE
BOSTON, MA 02135

KENNEY RONALD
PO BOX 199
HULL, MA 02045

BACHENHEIMER JOAN F
190 SAMOSET AVE
HULL, MA 02045

COHEN LINDA N TRS COHEN FAMILY
255 TAPPAN ST
BROOKLINE, MA 02445-0000

GARDNER ALLAN B & HELGA B
640 NANTASKET AVENUE
HULL, MA 02045-0000

ZOLA MICHAEL A & KATHERINE N
57 DOVER ROAD
WESTWOOD, MA 02090

ROONEY THOMAS & DENISE
6 ADAMS STREET
HULL, MA 02045-0000

BAGLIONE JOSEPH P & FAYE P
18 ADAMS STREET
HULL, MA 02045-0000

KNUDSEN
19 WILLIAMS RD
SHARON, MA 02067

MARKOWITZ ROBERT & FLORENCE
14 QUEEN CIRCLE
SHARON, MA 02067

DIENGOTT RUTH L TRS DIENGOTT N
280 NEWTONVILLE AVE APT 306
NEWTON, MA 02460

SEABURY THOMAS E & MARY B WALS
175 SAMOSET AVE
HULL, MA 02045-0000

DIORENZO PAMELA D
634 NANTASKET AVENUE
HULL, MA 02045

JACOBS MARION TRS LEONARD JACO
52 PORTER ST
GRANBY, MA 01033

KAPLAN JUDITH R & SCOTT S
27 BUTTONWOOD LANE
COHASSET, MA 02025

CHARLES JONATHAN
56 HARBORVIEW RD
HULL, MA 02045-0000

NIERMAN SHELDON & SHEILA
10856 NORTHGREEN DRIVE
WELLINGTON, FL 33449

PLOTKIN SAMI
151 8TH AVE APT 3A
NEW YORK, NY 10011

MARASCIO PIETRO & JOSEPHINE
7 BREWSTER ST
HULL, MA 02045-0000

ARGIRO JOHN R & KAREN A TRS
65 SOUTH ST
NORWELL, MA 02061-2432

SHAPIRO STEVEN L & MARIE M
9 ARDSMORE RD
NEEDHAM, MA 02494

ELMAN DAVID M
179D SAMOSET AVE
HULL, MA 02045

DIVITO JOHN L
289 NECK STREET
WEYMOUTH, MA 02191

MCAULIFFE JOSEPH WILLIAM &
8 ADAMS STREET
HULL, MA 02045

FREEDMAN ARNOLD & LOIS
179C SAMOSET STREET
HULL, MA 02045

DIVITO JOHN L & DONNA J
289 NECK STREET
WEYMOUTH, MA 02191

MCHUGH EILEEN TRS
39 CORNELL ST
ROSLINDALE, MA 02131-0000

PATTERSON ROBERT K & ANN FLAHE
141 MANOMET AVE
HULL, MA 02045-0000

FITZPATRICK KARA
684 6TH AVENUE APT #1
BROOKLYN, NY 11215

ZABLATSKY MARC H TRS 2009
147 LELAND FARM RD
ASHLAND, MA 01721

BETTLE ROBERT D
9 BREWSTER ST
HULL, MA 02045-0000

LANE CHARLES F & BERNADETTE J
182 SAMOSET AVE
HULL, MA 02045-0000

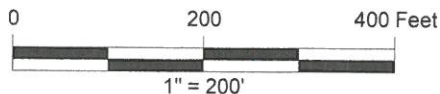


For assessment purposes only: not to be used in legal boundary descriptions.



Town of Hull
Assessors Office
253 Atlantic Avenue
Hull, MA 02045
781-925-2205

Abutters List Locus Map



November 01, 2018

Subject Parcel ID: 19-085
Address: 185 SAMOSET AVE
Radius: 300'



PROPERTY LOCATION

No	Alt No	Direction/Street/City
185		SAMOSSET AVE, HULL

OWNERSHIP

Owner 1:	FABER STEVEN D R	Unit #
Owner 2:		
Owner 3:		
Street 1:	20 CHARLES DRIVE	
Street 2:		
Twn/City:	CANTON	
St/Prov:	MA	City
Postal:	02021	Own Occ: P Type:

PREVIOUS OWNER

Owner 1:	MODERMOTT STEPHEN G SR & JOHN - R		
Owner 2:	-		
Street 1:	185 SAMOSET AVENUE		
Twn/City:	HULL		
St/Prov:	MA	City	
Postal:	02045-0000		

NARRATIVE DESCRIPTION

This Parcel contains 6,500 SQ. FT of land mainly classified as MULT HS with a(n) COLONIAL Building Built about 1920, Having Primarily VINYL Exterior and ASPHALT SH Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 1 3/4 Baths, 7 Rooms Total, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
109	191,600	800	6500.000	170,400	362,800	18 PLANC	19-085
Total Card	191,600	800	0.149	170,400	362,800	Entered Lot Size	GIS Ref
Total Parcel	244,100	800	0.149	170,400	415,300	Total Land: 6500	GIS Ref
Source:	Market Adj Cost	Total Value per SQ unit /Card:	211.42	/Parcel:	187.92	Land Unit Type: SF	Insp Date
							06/26/12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	109	FV	212,500	800	6,500.	170,400	383,700	383,700	Year End Roll	1/9/2018
2017	109	FV	196,300	800	6,500.	170,400	367,500	367,500	Year End Roll	1/5/2017
2016	109	FV	196,300	800	6,500.	198,800	395,900	395,900	Year End Roll	1/12/2016
2015	109	FV	196,300	800	6,500.	142,000	339,100	339,100	Year End Roll	1/8/2015
2014	109	FV	193,900	800	6,500.	142,000	336,700	336,700	Year end roll	1/8/2014
2013	109	FV	193,900	800	6,500.	142,000	336,700	336,700	Year End	1/2/2013
2012	109	FV	199,100	600	6,500.	142,000	341,700	341,700	Year End	1/5/2012
2011	109	FV	207,000	600	6,500.	149,100	356,700	356,700	Year End	1/5/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MODERMOTT STEPH	26608-62		9/23/2003		400,000	No	No			
FORD C. CHRISTO	17290-293		3/29/1999		210,000	No	No			
	11555-241		1/1/1900			No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
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ACTIVITY INFORMATION

Date	Result	By	Name
6/26/2012	MEASURED	345	JIM HALL
4/8/2004	FLD RV NO CH	DB	BECK
6/19/2003	INSPECTED	189	J HARRIS
11/26/2002	MEASURED	294	DENNIS MATTE
7/27/1999	MEAS+INSPECTD	SAL	

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	SFA	SING FAM	100	U		
0				t		
n				i		
Census:	5001	Exmpt				
Flood Haz:	1					
D				Topo		
s				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
109	MULT HS		6500		SQ.FT	SITE		0	24.	1.092.22	1.00								170,400		0				170,400	

Sign:

VERIFICATION OF VISIT NOT DATA

____/____/____

Total AC/H/A: 0.14922

Total SF/SqM: 6500.00

Parcel LUC: 109

MULT HS

Prime NB Desc

NO WTR INF

Total: 170,400

Spl Credit

Total: 170,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro

donna

EXTERIOR INFORMATION

Type: 6 - COLONIAL	Full Bath: 1	Rating: AVERAGE
Sty Ht: 2 - TWO STORY	A Bath: 1	Rating: AVERAGE
(Liv) Units: 1	3/4 Bath: 1	Rating: AVERAGE
Foundation: 1 - CONCRETE	A 3QBth	Rating: AVERAGE
Frame: 1 - WOOD	1/2 Bath: 1	Rating: AVERAGE
Prime Wall: 4 - VINYL	A HBth: 1	Rating: AVERAGE
Sec Wall: 1	Other Fix: 1	Rating: AVERAGE

OTHER FEATURES

Roof Struct: 2 - HIP	Kits: 1	Rating: AVERAGE
Roof Cover: 1 - ASPHALT SH	A Kits: 1	Rating: AVERAGE
Color: GRAY	Fpl: 1	Rating: AVERAGE
View / Desir: 1	WSFlue: 1	Rating: AVERAGE

GENERAL INFORMATION

Grade: C - AVERAGE	Location: 1	Rating: AVERAGE
Year Bld: 1920	Eff Yr Bld: 1	Rating: AVERAGE
Alt LUC: 1	Alt %: 1	Rating: AVERAGE
Jurisdct: 1	Fact: 1	Rating: AVERAGE
Const Mod: 1	Const Adj: 1	Rating: AVERAGE
Lump Sum Adj: 1		Rating: AVERAGE

INTERIOR INFORMATION

Avg Ht/FL: STD	Phys Cond: GD - Good	26.4 %
Prim Int Wall: 1 - DRYWALL	Functional: 1	26.4 %
Sec Int Wall: 1	Economic: 1	26.4 %
Partition: 1 - TYPICAL	Special: 1	26.4 %
Prim Floors: 3 - HARDWOOD	Override: 1	26.4 %
Sec Floors: 1		26.4 %

DEPRECIATION

Bsmnt Flr: 13 - EARTH	Basic \$ / SQ: 125.00	Rate: 82.5	21-081	Date: 8/12/2005	Sale Price: 499,900
Bsmnt Gar: 1	Size Adj: 0.90979028	72.3	25-149	6/20/2005	379,000
Electric: 3 - TYPICAL	Const Adj: 0.96909493	70.9	25-126	8/29/2005	359,000
Insulation: 2 - TYPICAL	Adj \$ / SQ: 110.209	67.5	21-080	2/28/2005	395,000
Int vs Ext: S	Other Features: 35000	65.4	23-059	8/31/2005	290,000
Heat Fuel: 2 - GAS	Grade Factor: 1.00	64.7	25-059	8/22/2005	395,000
Heat Type: 1 - FORCED H/A	Neighborhood Inf: 1.00000000	WtAv\$/SQ: 111.66			
# Heat Sys: 1	LUC Factor: 1.00				
% Heated: 100	Adj Total: 260334				
Solar HW: NO	Depreciation: 68728				
% Corn Wal	Depreciated Total: 191606				

SPEC FEATURES/YARD ITEMS

Code	Description	A	V/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris	Value
19	PATIO	D	Y	1	169	A	AV	1984	5.21 T	46.5	109				500				500
1	SHED/MTL	D	Y	1	18X10	A	AV	1995	5.31 T	30	109				300				300

COMMENTS

Full Bath: 1	Rating: AVERAGE
A Bath: 1	Rating: AVERAGE
3/4 Bath: 1	Rating: AVERAGE
A 3QBth	Rating: AVERAGE
1/2 Bath: 1	Rating: AVERAGE
A HBth: 1	Rating: AVERAGE
Other Fix: 1	Rating: AVERAGE

RESIDENTIAL GRID

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	# Units
1													1

REMODELING

Exterior: 1	RMS: 7	BRs: 3	Baths: 1	HB: 1
Interior: 1				
Additions: 1				
Kitchens: 1				
Baths: 1				
Plumbing: 1				
Electric: 1				
Heating: 1				
General: 1				

RES BREAKDOWN

No Unit	RMS	BRs	FL	M
1	7	3		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
82.5	21-081		8/12/2005	499,900
72.3	25-149		6/20/2005	379,000
70.9	25-126		8/29/2005	359,000
67.5	21-080		2/28/2005	395,000
65.4	23-059		8/31/2005	290,000
64.7	25-059		8/22/2005	395,000
WtAv\$/SQ: 111.66				

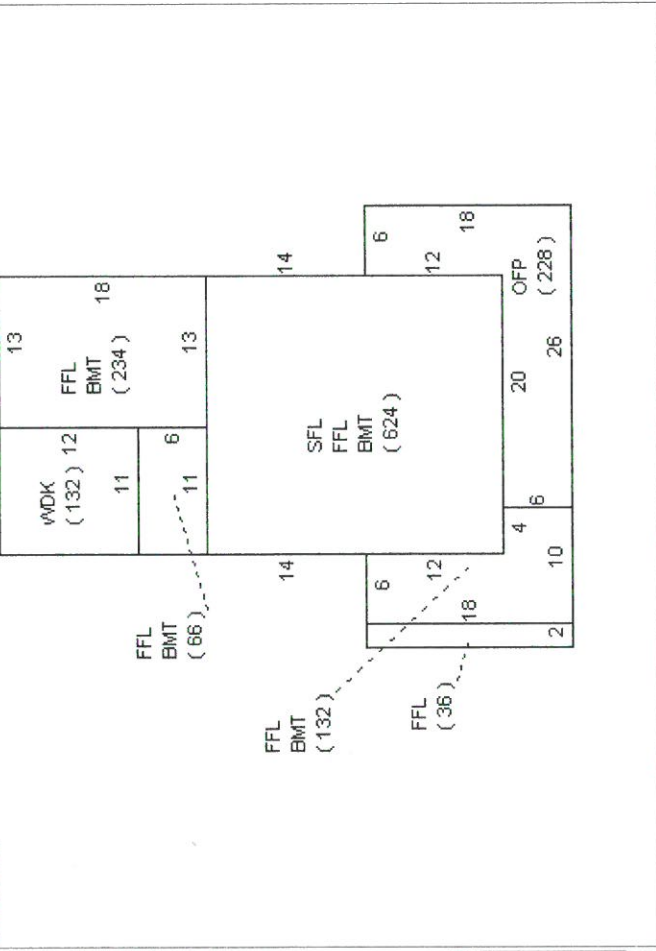
CALC SUMMARY

Basic \$ / SQ: 125.00	Size Adj: 0.90979028	Rate: 82.5	21-081	Date: 8/12/2005	Sale Price: 499,900
Const Adj: 0.96909493	Adj \$ / SQ: 110.209	72.3	25-149	6/20/2005	379,000
Other Features: 35000	Grade Factor: 1.00	70.9	25-126	8/29/2005	359,000
Neighborhood Inf: 1.00000000	LUC Factor: 1.00	67.5	21-080	2/28/2005	395,000
Adj Total: 260334	Depreciation: 68728	65.4	23-059	8/31/2005	290,000
Depreciated Total: 191606		64.7	25-059	8/22/2005	395,000

SPEC FEATURES/YARD ITEMS

Code	Description	A	V/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris	Value
19	PATIO	D	Y	1	169	A	AV	1984	5.21 T	46.5	109				500				500
1	SHED/MTL	D	Y	1	18X10	A	AV	1995	5.31 T	30	109				300				300

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub	%	Descrp	%	Qu	Ten
FFL	1ST FLOOR	1,092	110.210	120,348						
BMT	BASEMENT	1,056	27.550	29,095						
SFL	2ND FLOOR	624	110.210	68,771						
OPF	OPEN PORCH	228	23.370	5,328						
WDK	DECK	132	13.580	1,792						

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub	%	Descrp	%	Qu	Ten
FFL	1ST FLOOR	1,092	110.210	120,348						
BMT	BASEMENT	1,056	27.550	29,095						
SFL	2ND FLOOR	624	110.210	68,771						
OPF	OPEN PORCH	228	23.370	5,328						
WDK	DECK	132	13.580	1,792						

IMAGE



Total: 800

Total Special Features: 800

Total Yard Items: 800

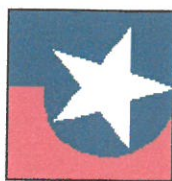
More: N

19 085
MAP LOT SUFFIX

2 of 2 RESIDENTIAL
CARD

HULL

TOTAL ASSESSED: 415,300
119171



PROPERTY LOCATION

No	Alt No	Direction/Street/City
185		SAMOSSET AVE, HULL
OWNERSHIP		
Owner 1:	FABER STEVEN D R	Unit #
Owner 2:		
Owner 3:		
Street 1:	20 CHARLES DRIVE	
Street 2:		
Twn/City:	CANTON	
St/Prov:	MA	Cnty/
Postal:	02021	Own Occ: Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cnty/
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 6,500 SQ FT of land mainly classified as MULT HS with a(n) BUNGALOW Building Built about 1925, Having Primarily WOOD SHING Exterior and ASPHALT SH Roof Cover, with 1 Units, 1 Baths, 0 3/4 Baths, 3 Rooms Total, and 1 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
109	52,500		0.000		52,500	18 PLAN C	19-085
Total Card	52,500		0.000		52,500	Entered Lot Size	GIS Ref
Total Parcel	244,100	800	0.149	170,400	415,300	Total Land: 6500	GIS Ref
Source:	Market Adj Cost	Total Value per SQ unit Card:	106.28	/Parcel:	187.92	Land Unit Type: SF	Insp Date
							06/26/12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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Parcel ID 19-085

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
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TAX DISTRICT

PAT ACCT.

PRINT	
Date	Time
07/10/19	11:18:23
LAST REV	
Date	Time
07/11/12	15:30:12
Prior Id # 1:	AE
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BidReason:	

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
------	--------	--------	--------	-----	------------	----------	-----------	---------

ACTIVITY INFORMATION

Date	Result	By	Name
6/26/2012	MEASURED	345	JIM HALL
4/8/2004	FLD RV NO CH	DB	BECK
11/26/2002	MEASURED	294	DENNIS MATTE
7/27/1999	MEAS-INSPECTD	SAL	

PROPERTY FACTORS

Item Code	Descrp	%	Item	Code	Descrp
Z	SFA	SING FAM	100	U	
0			1		
n			1		
Census: 5001			Exmpt		
Flood Haz: 1			Topo		
D			Street		
s			Traffic		
t					

LAND SECTION (first 7 lines only)

Use Description	LUC	No of Units	Depth / PricedUnits	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt	%	Spec Land Code	Fact	Use Value	Notes
109 MULT HS		0		SQ FT SITE			0	0.000	22	1.00														

Sign:

VERIFICATION OF VISIT NOT DATA

____/____/____

Total AC/Ha: 0.00000

Total SF/SM: 0.00

Parcel LUC: 109

MULT HS

Prime NB Desc

NO WTR INF

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro

donna

2019

EXTERIOR INFORMATION

Type: 2 - BUNGALOW	Rating: AVERAGE
Sty Ht: 1 - ONE STORY	Rating:
(Liv) Units: 1 - Total: 2	Rating:
Foundation: 9 - CRAWL	Rating:
Frame: 1 - WOOD	Rating:
Prime Wall: 1 - WOOD SHING	Rating:
Sec Wall: %	Rating:
Roof Struct: 1 - GABLE	Rating: AVERAGE
Roof Cover: 1 - ASPHALT SH	Rating:
Color: GRAY	Rating:
View / Desir:	Rating:
WSFlue:	Rating:
Grade: C - AVERAGE	Rating:
Year Blt: 1925	Rating:
Alt LUC:	Rating:
Jurisdic:	Rating:
Const Mod:	Rating:
Lump Sum Adj:	Rating:

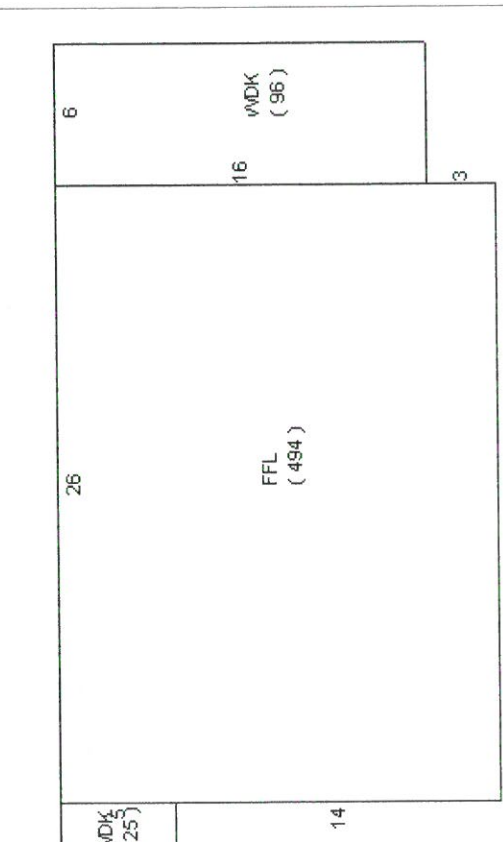
BATH FEATURES

Full Bath: 1	Rating: AVERAGE
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OtherFix:	Rating:
Other Features	
Kits: 1	Rating: AVERAGE
A Kits:	Rating:
Fpl:	Rating:
WSFlue:	Rating:
Condo Information	
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

COMMENTS

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 3 BRs: 1 Baths: 1 HB	

SKETCH



INTERIOR INFORMATION

Avg Ht/FL: STD	Phys Cond: FR - Fair	38.8 %
Prim Int Wall: 1 - DRYWALL	Functional:	%
Sec Int Wall:	Economic:	%
Prim Floors: 4 - CARPET/LAMIN	Special:	%
Sec Floors:	Override:	%
Bsmnt Flr:	Total:	38.8 %
Bsmnt Gar:		
Electric: 3 - TYPICAL		
Insulation: 2 - TYPICAL		
Int vs Ext: S		
Heat Fuel: 5 - NONE		
Heat Type: 8 - NONE		
# Heat Sys:		
% Heated:	% AC:	
Solar HW: NO	Central Vac: NO	
% Corn Wal	% Sprinkled	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	3	1	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	3	1	

RESIDENTIAL GRID

Level	FY LR DR D K FR RR BR FB HB L O	# Units 1
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 3 BRs: 1 Baths: 1 HB	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	3	1	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	3	1	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	3	1	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	3	1	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	3	1	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	3	1	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	3	1	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	3	1	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	3	1	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	3	1	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	3	1	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	3	1	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	3	1	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	3	1	

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Exterior:	No Unit	RMS	BRS	FL
Interior:	1	3	1	
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Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	3	1	

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Exterior:	No Unit	RMS	BRS	FL
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Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	3	1	

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Exterior:	No Unit	RMS	BRS	FL
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Electric:				
Heating:				
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REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	3	1	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	3	1	

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Exterior:	No Unit	RMS	BRS	FL
Interior:	1	3	1	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	3	1	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	3	1	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	3	1	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	3	1	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	3	1	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	3	1	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	3	1	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	3	1	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	3	1	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	3	1	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	3	1	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	3	1	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	3	1	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	3	1	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	3	1	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	3	1	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	3	1	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	3	1	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	3	1	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	3	1	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	3	1	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	3	1	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	3	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
Basic \$ / SQ: 105.00				
Size Adj: 1.29999995				
Const Adj: 0.87542498				
Adj \$ / SQ: 119.496				
Other Features: 25000				
Grade Factor: 1.00				
Neighborhood Inf: 1.00000000				
LUC Factor: 1.00				
Adj Total: 85757				
Depreciation: 33274				
Depreciated Total: 52483				

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	3	1	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	3	1	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	3	1	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	3	1	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	3	1	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	3	1	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	3	1	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	3	1	

REMODELING

Parcel ID	Type	Date	Sale Price