



# Town of Hull

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**BUILDING DEPARTMENT**

TEL: (781) 925-1330

FAX: (781) 925-2228

253 ATLANTIC AVE

HULL, MASSACHUSETTS 02045

January 22, 2020

Robert Burwick and Colm Kearns

79 Lake Street

Weymouth, Ma 02189

Re: 10 Berkley Road

Hull, MA 02045

Dear Mr. Burwick and Mr Kearns

I am in receipt of your building permit application dated December 17, 2019 on which you propose to perform the following work:

**"Demo/Removal of existing structure, and construct new residences."**

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.

The existing lot size is 7,109 square feet is less than minimum lot size required for Multi Family A zone which is 10,000 square feet. The proposed three residential units is an allowed use in Multi Family A Zone but the land area requirement of 5000 square feet per residential can't be met. The proposed new residential units require a Special Permit and from the Zoning Board of Appeals. The existing and proposed rear setback of 16.5 feet is less than required. 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,  
Building Commissioner



### 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:

THE CHANGE WOULD BE CONSISTENT WITH THE PRESENT MIX OF SINGLE AND MULTI FAMILY DWELLINGS WITHIN THE NEIGHBORHOOD.

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 STRUCTURE WOULD BE A HUGE IMPROVEMENT VISUALLY AS IT WOULD REPLACE A DILAPIDATED STRUCTURE. IT WOULD CREATE NO ADDITIONAL SIGHT IMPAIRMENT ABUTTER, DOWN DIRECTED LIGHTING WOULD REPLACE OPEN PORCH LIGHTING, DRAINAGE & NOISE CONTAINMENT WOULD BE MUCH IMPROVED.

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

THE CHANGE WOULD BE CONSISTENT WITH INCREASING THE AVAILABILITY OF HOUSING IN THE MULTI FAMILY DISTRICT

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:

THERE ARE NUMEROUS OTHER MULTI FAMILY DWELLINGS IN THE NEIGHBORHOOD: NO APPRECIABLE NEGATIVE AFFECT.

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:

THIS CHANGE WOULD GREATLY IMPROVE THE PARKING AND TRAFFIC AS IT WOULD ELIMINATE ON STREET PARKING, WHILE PROVIDING SUFFICIENT OFF STREET PARKING.

6. Reason for petition/application:

☒ Special Permit -----> Hull By-Law §: 6/-2  
☐ Variance -----> Hull By-law §: \_\_\_\_\_  
☒ Appeal Decision of Bldg. Comm. -----> Hull By-Law §: 6/-2

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

THE PROPOSED STRUCTURE IS AN ALLOWED USE IN  
THE DISTRICT REQUIRING A SPECIAL PERMIT,  
WHILE CONSISTENT WITH THE ALLOWED USE, IT IS  
DECREASING THE NEW CONFORMITY, PROVIDING  
FLOOD COMPLIANT UPDATED AESTHETICALLY APPEALING  
HOUSING.

(Use Additional Sheets as Necessary)

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed under the pains and penalties of perjury, this 19 day of FEBRUARY, 2020.

Wit Burk

(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.**

## 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):

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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:

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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:

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

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**TO BE COMPLETED BY BUILDING COMMISSIONER:**

- ◆ Date Building Permit Requested: 12/17/19 (if applicable)
- ◆ Date Building Permit Denied: 1/22/20 (attach letter of denial)
- ◆ Any prior appeals on this property: YES X NO      (attach copies of decisions)
- ◆ IF YES, provide date of decision and action taken:

September 19, 1972 Grant change from  
Single Family to two family

◆ **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: 3/17/20

Bart Kelly  
 Building Commissioner, Town of Hull



# Town of Hull



BOARD OF APPEALS

MUNICIPAL BUILDING  
HULL, MASSACHUSETTS 02045

September 19, 1972

Decision of the Board of Appeals on the petition of Joseph F. Engel, 22 Berkley Road, Hull, Mass. for a permit to convert the structure at 10 Berkley Road, Hull, Mass. to a two family dwelling.

In conformity with the law, the Board mailed seasonable notice of the public hearing to be held on August 10, 1972 to the petitioner and to owners of property deemed by the Board of Appeals to be affected thereby as they appear in the current records of the Assessing Department, which notice of the public hearing was duly advertised in the newspaper published in the Town of Hull, viz., Hull Mirror.

After viewing the site and hearing all the evidence presented at the hearing, the Board of Appeals was unanimous in its decision to deny the petition of Joseph F. Engel for a variance which would permit the conversion of a dwelling located at 10 Berkley Road, Hull, Mass. from a single to a two family dwelling.

BOARD OF APPEALS

George H. Bradford, Jr.

Yale Shapiro

Robert Lewis



\*\*\* Electronic Recording \*\*\*

Doc#: 00028233

Bk: 51023 Pg: 269 Page: 1 of 3

Recorded: 04/23/2019 10:37 AM

ATTEST: John R. Buckley, Jr. Register  
Plymouth County Registry of Deeds

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX

Plymouth District ROD #11 001

Date: 04/23/2019 10:37 AM

Ctrl# 123399 05346 Doc# Plymouth County Registry

Fee: \$684.00 Cons: \$150,000.00  
\*\*\*\*\*

## QUITCLAIM DEED

**DORIS M. SEROLL, TRUSTEE, 10 BERKLEY ROAD REALTY TRUST** u/d/t dated February 8, 2016, and, pursuant to M.G.L. c. 184, §35, as identified in the Trustee's Certificate recorded herewith, with an address of P.O. Box 825, Scituate, Plymouth County, Massachusetts 02066, for consideration paid and in full consideration of

**ONE HUNDRED FIFTY THOUSAND AND <sup>00</sup>/<sub>100</sub> DOLLARS (\$150,000.00)**

**GRANTS TO: ROBERT J. BURWICK**, with an address of 17 New Driftway, Scituate, Massachusetts 02066,

### WITH QUITCLAIM COVENANTS

The land with buildings thereon, situated in Hull, Plymouth County, Massachusetts bounded and described as follows:

Two certain parcels of land with the buildings thereon now known as and numbered 10 Berkley Road, situated in Hull, Plymouth County, Massachusetts:

#### PARCEL 1 –

being part of Lot 54 and all of Lot 55 on a plan by Frederick E. Tupper, dated April 18, 1910, recorded with Plymouth Deeds, Plan Book 1, Page 687, bounded and described as follows:

Beginning at a point in the WESTERLY line on Berkley Road at the SOUTHEASTERLY corner of Lot 56 on said plan, thence running

SOUTHWESTERLY by Berkley Road, forty-five and two tenths (45.2) feet; thence turning and running

NORTHWESTERLY by the remaining portion of Lot 54, seventy-five (75) feet; thence turning and running

NORTHEASTERLY by Lots 65 and 66 on said plan, forty-five (45) feet; thence turning and running

Property Address: 10 Berkley Road, Hull, Massachusetts

SOUTHEASTERLY by Lot 56, on said plan, seventy-seven and sixty-six hundredths (77.66) feet; to the point of the beginning.

**PARCEL 2 –**

adjoining the above described parcel and being part of Lot B on a plan by Walter B. Foster, dated March 25, 1921, recorded with Plymouth Deeds, Plan Book 3, Plan 849, bounded and described as follows:

Beginning at a point on the WESTERLY line of Berkley Road, seventeen and one-half (17 1/2) feet from the dividing line between Lots A and B on said plan, thence running

NORTHEASTERLY by Berkley Road, seventeen and one-half (17 1/2) feet to the dividing line between Lots B and 54; thence turning and running

NORTHWESTERLY by said dividing line being Parcel 2 above-described, seventy-five (75) feet; thence turning and running

SOUTHWESTERLY by Lot 66 on said plan, seventeen and one-half (17 1/2) feet; thence turning and running

SOUTHEASTERLY by a line through the center of said Lot B, seventy-five (75) feet to the point of the beginning.

Both parcels 1 & 2 together containing, four thousand seven hundred twelve (4,712) square feet of land. Be any or all said measurements and contents more or less or however otherwise the said premises may be bounded, measured or described.

For Grantor's title see deed recorded with the Plymouth County Registry of Deeds at Book 46619, Page 256.



2019 00032010

Bk: 51074 Pg: 38 Page: 1 of 2

Recorded: 05/03/2019 02:23 PM

ATTEST: John R. Buckley, Jr. Register  
Plymouth County Registry of Deeds

~~Return:~~

*Grantee Address*

Nancy Salamone, Trustee

Roco Realty Trust

17 New Driftway

Scituate, MA 02066

### QUITCLAIM DEED

I, Colm M. Kearns, a married man of 79 Lake Street, Weymouth, Norfolk County, Massachusetts

For consideration of One and 00/100 (\$1.00) dollar, the receipt and sufficiency of which is hereby acknowledged,

Grant to Nancy Salamone, Trustee of the ROCO REALTY TRUST, created u/d/t dated August 9, 2016, recorded with the Plymouth County Registry of Deeds in Book 47302, Page 13

#### **WITH QUITCLAIM COVENANTS**

The land with the buildings thereon, situated in Hull, Plymouth County, Massachusetts bounded and described as follows:

A certain parcel of land in Hull in the County of Plymouth on Berkley Road containing 2,397 square feet more or less, and being lot number 56 as on a plan entitled Rockland Park, recorded with the Plymouth County Registry of Deeds in Plan Book 1, Page 687.

Meaning and intending to convey and hereby conveying the same premises referred to in deed of Colm M. Kearns recorded with the Plymouth County Registry of Deeds in Book 50051, Page 14.

Grantor hereby releases all rights of Homestead in the above-described property, and further states, under the penalties and pains of perjury, that this was not the primary residence of grantor or his spouse and that there are no other persons who can claim the benefit of a Homestead by court order or otherwise in the above described property.

Property Address: 8 Berkley Road, Hull, Massachusetts 02045

Witness my hand and seal, under the pains and penalties of perjury, this 3<sup>rd</sup> day of May, 2019.



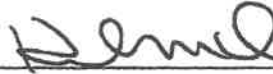
Colm M. Kearns

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss

On this 3<sup>rd</sup> day of May, 2019, before me, the undersigned notary public, personally appeared Colm M. Kearns, proved to me through satisfactory evidence of identification which were MA Driver's License, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose as his free act and deed and affirmed to me that the contents of said document are true and accurate.

(Seal)



Notary Public: Howard M. Kelman  
My Commission Expires: 9/18/2020

MA/DCR  
251 CAUSEWAY ST  
BOSTON, MA 02114

FORCIER THOMAS O & JOANNE H  
13 BERKLEY ROAD  
HULL, MA 02045

PARK AVENUE REALTY TRUST LLC  
PO BOX 825  
SCITUATE, MA 02066-0825

MA/DCR  
251 CAUSEWAY ST  
BOSTON, MA 02114

DASILVA TIFFANY & JOHN  
15 BERKLEY ROAD  
HULL, MA 02045

GRATTA PAUL V  
PO BOX 421  
HULL, MA 02045-0000

MA/DCR  
251 CAUSEWAY ST  
BOSTON, MA 02114

MAITLAND-LEWIS BEN  
20 BERKLEY RD  
HULL, MA 02045-0000

GRATTA PAUL V  
PO BOX 421  
HULL, MA 02045-0000

AMATO MARY N  
6 ATHERTON ROAD  
HULL, MA 02045-0000

HARDEJ ALEXANDER J JR  
162 CADISH AVENUE  
HULL, MA 02045-0000

GRATTA PAUL V  
PO BOX 421  
HULL, MA 02045-0000

ATHERTON WHITEHEAD LLC  
PO BOX 290057  
CHARLESTOWN, MA 02129-0201

MULVEY PATRICIA  
571 CONCORD RD  
MARLBOROUGH, MA 01752

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

SLA, LLC  
465 KING STREET  
COHASSET, MA 02025-1909

MURRAY PAUL J  
14 BERKLEY RD APT 2  
HULL, MA 02045

D E W REALTY CORPORATION  
11 VERNON AVE  
HULL, MA 02045

SALAMONE NANCY TRS  
17 NEW DRIFTWAY  
SCITUATE, MA 02066

SABBAG NICHOLAS R TRS.R E F RL  
41 DERBY ST  
HINGHAM, MA 02043-3723

NEIGHBORHOOD HOUSING SERVICES  
422 WASHINGTON STREET  
QUINCY, MA 02169

SALAMONE NANCY TRS  
17 NEW DRIFTWAY  
SCITUATE, MA 02066

AUSTIN REALTY PROPRIETORSHIP  
29 ADAMS STREET  
BRAINTREE, MA 02184

SU PING  
315 HUNTERS RIDGE RD  
CONCORD, MA 01742

ROENSCH MARY M  
1280 RENEE CT  
SAN MARTIN, CA 95046-9636

SANDPIPER REAL ESTATE LLC  
29 ADAMS ST  
BRAINTREE, MA 02184

WILLIS DALE A & VENETA P  
30 PARK AVE  
HULL, MA 02045-0000

PUGLIA DAVID J  
PO BOX 136  
HULL, MA 02045-0000

MCINTYRE PATRICK E TRS KING  
169A NANTASKET AVENUE  
HULL, MA 02045

HULL TOWN OF

WOO  
15 PARK AVE #209  
HULL, MA 02045

HORNE ARTHUR J & JOAN M TRS HO  
22 EUGENE ROAD  
BURLINGTON, MA 01803-0000

EQUITY TRUST CO  
216 NANTASKET ROAD  
HULL, MA 02045A

HORIZONS CONDO ASSOCIATION  
9 PARK AVE  
HULL, MA 02045-0000

HORNE WILLIAM J  
21 BERKLEY ROAD  
HULL, MA 02045-0000

BARBER MARIA ARGOS TRS  
PO BOX 22  
HULL, MA 02045

SALVUCCI POMPEO & LENA  
75A SURREY ST  
BRIGHTON, MA 02135-0000

HORNE W.J. LLC  
21 BERKELEY RD  
HULL, MA 02045-0000

OCEAN PLACE CONDO ASSOCIATION  
121 NANTASKET AVE  
HULL, MA 02045-0000

W.J. HORNE LLC  
21 BERKLEY RD  
HULL, MA 02045

HORNE W.J. LLC  
21 BERKELEY RD  
HULL, MA 02045-0000

JOYCE BEATRICE A  
98 CALIFORNIA AVE  
W QUINCY, MA 02169-0000

MALONE DENNIS  
16 ATHERTON RD  
HULL, MA 02045-0000

HALL HOLLY H & RICHARD J  
107 FOREST ST  
PEMBROKE, MA 02359

AUGUST JAMES  
14 ATHERTON RD  
HULL, MA 02045-0000

CYR JAMES  
22 BERKLEY RD  
HULL, MA 02045-0000

EHRSTEIN VIOLA M  
12 ATHERTON RD  
HULL, MA 02045-0000

BURNS ALEXIS  
15A BERKLEY ROAD  
HULL, MA 02045

EQUITY TRUST CO  
216 NANTASKET RD  
HULL, MA 02045

GEORGOPOULOS LEO & YVONNE L  
155 GEO WASH BLVD #305  
HULL, MA 02045-0000

SULLIVAN MARY E LIFE EST  
8 ATHERTON RD  
HULL, MA 02045

BARBUTO BRUNO  
22 ELIJAH`S PATH  
HANOVER, MA 02339

BARBER MARIA ARGOS TRS  
PO BOX 22  
HULL, MA 02045



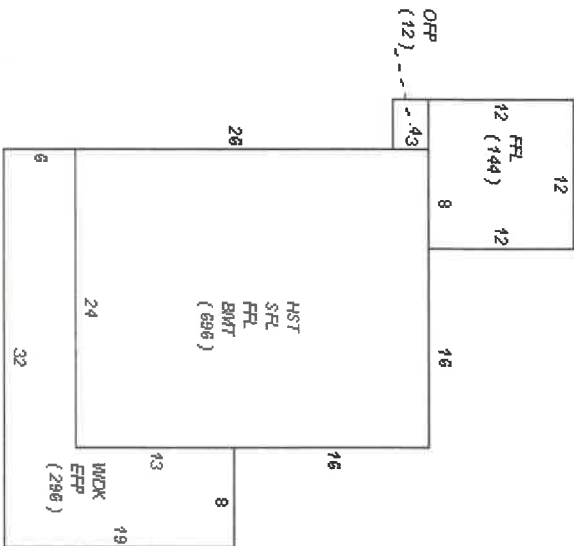
EXTERIOR INFORMATION

Type: 15 - COLOID STYL	Full Bath: 1	Rating: POOR
Sly Ht: 2H - 2H	A Bath: 1	Rating: POOR
(Liv) Units: 1	3/4 Bath: 1	Rating: FAIR
Foundation: 1 - CONCRETE	A 30Bth	Rating: POOR
Frame: 1 - WOOD	1/2 Bath: 1	Rating: POOR
Prime Wall: 1 - WOOD SHING	A HBth: 1	Rating: POOR
Sec Wall: 1	Other Fix: 1	Rating: POOR
Roof Struct: 1 - GABLE	OTHER FEATURES	
Roof Cover: 1 - ASPHALT SH	Kits: 1	Rating: FAIR
Color: BLUE	A Kits: 1	Rating: FAIR
View / Desir:	Fri: 1	Rating: FAIR
GENERAL INFORMATION	WSF: 1	Rating: FAIR
Grade: C - AVG -	CONDO INFORMATION	
Year Blt: 1910	Location:	
Alt LUC:	Total Units:	
Junsdict:	Floor:	
Const Mod:	% Own:	
Lump Sum Adj:	Name:	

BATH FEATURES

COMMENTS

SKETCH



INTERIOR INFORMATION

Avg Hgt/L: STD	Phys Cond: FA - Fair-Avg	34.1 %
Prim Int Wall: 2 - PLASTER	Functional:	
Sec Int Wall:	Economic:	
Partition: T - TYPICAL	Special:	
Prim Floors: 8 - AVERAGE	Override:	
Sec Floors:	Total:	34.1 %

DEPRECIATION

CALC SUMMARY

COMPARABLE SALES

Bsmnt Flr: 13 - EARTH	Basic \$ / SQ: 135.00	Rate	Parcel ID	Typ	Date	Sale Price
Bsmnt Gar:	Size Adj.: 0.89108282	69	39-013	5/2/2005	315,000	
Electric: 3 - TYPICAL	Const Adj.: 0.94999999					
Insulation: 2 - TYPICAL	Adj \$ / SQ: 114.281					
Int vs Ext: S	Other Features: 33569					
Heat Fuel: 1 - OIL	Grade Factor: 0.90					
Heat Type: 1 - FORCED H/A	Neighborhood Int: 1.00000000					
# Heat Sys: 1	LUC Factor: 1.00					
% Heated: 75	% AC:					
Solar HW: NO	Central Vac: NO					
% Com Wall	% Sprinkled					
Depreciated Total: 167231						

RESIDENTIAL GRID

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: 10 BRS: 6 Baths: 1 HB: 1	

REMODELING

RES BREAKDOWN

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	10	6	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:	1	10	6	

SUB AREA

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub	%	Descr	%	Qu	Ten	#
FFL	1ST FLOOR	840	114.280	95,996	Area	Usbl	Type				
BMT	BASEMENT	696	28.570	19,885							
SFL	2ND FLOOR	696	114.280	79,540							
HST	HALF STORY	348	114.280	39,770							
ENCL	ENCL PORCH	296	33.760	9,994							
WDK	DECK	296	9.380	2,776							
OFF	OPEN PORCH	12	36.000	432							
Net Sketched Area: 3,184				248,393							
Size Adj	1884	Gross Area	3532	FinArea	1884						

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

PARCEL ID

Code	Description	A	YIS	Qty	Size/Dim	Qual	Con	Year	Unit/Price	D/S	Dep	LUC	Fact	NB/Fa	Appr Value	JCod	JFact	Juns	Value

More: N

Total Yard Items:

Total Special Features:

Total:



IN PROCESS APPRAISAL SUMMARY

Use Code

Building Value

Yard Items

Land Size

Land Value

Total Value

132

2397.000

31,400

31,400

31,400

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date

132

OWNERSHIP

Owner 1: SALAMONE NANCY TRS

Owner 2: ROCO RLTY TR

Owner 3:

Street 1: 17 NEW DRIFTWAY

Street 2:

Town/City: SCITUATE

St/Prov: MA

Postal: 02066

Unit #:

Own Occ:

Type:

PREVIOUS OWNER

Owner 1: KEARNS COL M -

Owner 2:

Street 1: 79 LAKE ST

Street 2: WEYMOUTH

Town/City: WYMA

St/Prov: MA

Postal: 02189

Own Occ:

Type:

PROPERTY FACTORS

Item

Code

Descr

%

Item

Code

Descr

Z

U

o

t

n

i

Census:

Exmpt

Flood Haz:

Topo

D

Street

s

Traffic

t

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Price/Units

Depth /

132 UNDEV

2397

SALES INFORMATION

Grantor

Legal Ref

Type

Date

Sale Price

V

Tst

Verif

Assoc PCL Value

Notes

KEARNS COL M

51074-38

5/3/2019

1 No

No

SEROLL DORIS M

50051-14

7/17/2018

COURT/ESTATE

150,000 No

No

OROURKE VINCENT

46620-30

2/24/2016

TO ABUTTER

55,000 Yes

No

OROURKE VINCENT

5954-342

1/30/1985

9,300 No

No

TAX DISTRICT

Grantor

Legal Ref

Type

Date

Sale Price

V

Tst

Verif

Assoc PCL Value

Notes

KEARNS COL M

51074-38

5/3/2019

1 No

No

SEROLL DORIS M

50051-14

7/17/2018

COURT/ESTATE

150,000 No

No

OROURKE VINCENT

46620-30

2/24/2016

TO ABUTTER

55,000 Yes

No

OROURKE VINCENT

5954-342

1/30/1985

9,300 No

No

BUILDING PERMITS

Date

Number

Descr

Amount

C/O

Last Visit

Fed Code

F. Descr

Comment

Date

Result

By

Name

ACTIVITY INFORMATION

Date

Result

By

Name

PREVIOUS ASSESSMENT

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Notes

Date

2020

132

FV

0

2,397.

31,400

Year End Roll

12/17/2019

2019

132

NC

0

2,397.

31,400

Year End Roll

10/18/2019

2018

132

FV

0

2,397.

30,000

Year End Roll

1/15/2019

2017

132

FV

0

2,397.

30,000

Year End Roll

1/9/2018

2016

132

FV

0

2,397.

27,300

Year End Roll

1/5/2017

2015

132

FV

0

2,397.

27,300

Year End Roll

1/12/2016

2014

132

FV

0

2,397.

23,200

Year End Roll

1/8/2015

2013

132

10

0

2,397.

27,300

Year End Roll

8/25/2015

PAT ACCT.

Grantor

Legal Ref

Type

Date

Sale Price

V

Tst

Verif

Assoc PCL Value

Notes

KEARNS COL M

51074-38

5/3/2019

1 No

No

SEROLL DORIS M

50051-14

7/17/2018

COURT/ESTATE

150,000 No

No

OROURKE VINCENT

46620-30

2/24/2016

TO ABUTTER

55,000 Yes

No

OROURKE VINCENT

5954-342

1/30/1985

9,300 No

No

OTHER ASSESSMENTS

Code

Descr

No

Amount

Com. Int

NARRATIVE DESCRIPTION

This Parcel contains 2,397 SQ. FT of land mainly classified as UNDEV

PROPERTY FACTORS

Item

Code

Descr

%

Item

Code

Descr

Z

U

o

t

n

i

Census:

Exmpt

Flood Haz:

Topo

D

Street

s

Traffic

t

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Price/Units

Depth /

132 UNDEV

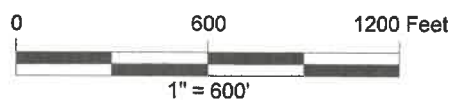
2397





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

# Abutters List Locus Map



February 13, 2020

Multiple Subject Parcels Selected  
Radius: 300'