



Property Information Request Information Update Information

File#:	BS-W01469-3038561641	Requested Date:	10/25/2023	Update Requested:
Owner:	CLAYRE MACDONALD	Branch:		Requested By:
Address 1:	82 Forest St	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	Wakefield, MA	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Town Of Wakefield Department of Zoning there are no Code Violation cases on this property.
 Collector: Town Of Wakefield Department of Zoning
 Payable: 1 Lafayette Street Wakefield, MA 01880
 Business# 781-246-6388

PERMITS Per Town Of Wakefield Building Department there are no Open/Pending/ Expired Permit on this property.
 Collector: Town Of Wakefield Building Department
 Payable: 1 Lafayette Street Wakefield, MA 01880
 Business# 781-246-6388

SPECIAL ASSESSMENTS Per Town Of Wakefield Tax Collector there are no Special Assessments/liens on the property.
 Collector: Town Of Wakefield Tax Collector
 Payable: 1 Lafayette St # 1, Wakefield, MA 01880
 Business# 781 246-6386
 UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

DEMOLITION NO

UTILITIES WATER AND SEWER
 Account #: 06208300
 Payment Status: PAID
 Status: Pvt & Lienable
 Amount:\$0.00
 Good Thru: N/A
 Account Active: YES
 Collector: Town Of Wakefield Water Division
 Payable Address: 1 Lafayette Street Wakefield, MA 01880
 Business # 978-671-1313

Comment: UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

GARBAGE
 GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

Unofficial Property Record Card - Wakefield, MA

General Property Data

Parcel ID **22-053-17C3** Account Number **43895**
Prior Parcel ID **5 --CNTH**
Property Owner **MACDONALD, KENNETH S** Property Location **82 FOREST ST**
CLAYRE G MACDONALD Property Use **ONE FAM**
Mailing Address **82 FOREST ST** Most Recent Sale Date **10/16/1979**
Legal Reference **13814-0046**
City **WAKEFIELD** Grantor
Mailing State **MA** Zip **01880** Sale Price **72,000**
ParcelZoning **SR** Land Area **0.937 acres**

Current Property Assessment

Card 1 Value Building Value **400,000** Xtra Features Value **1,000** Land Value **387,900** Total Value **788,900**

Building Description

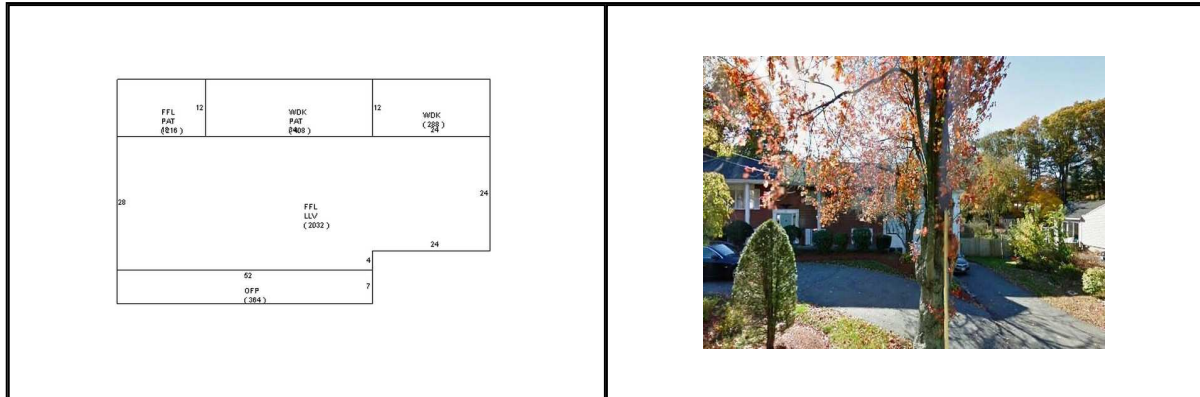
Building Style RAISED RNCH	Foundation Type CONCRETE	Flooring Type HARDWOOD
# of Living Units 1	Frame Type WOOD	Basement Floor CONCRETE
Year Built 1970	Roof Structure GABLE/ HIP	Heating Type FORCED H/W
Building Grade AVERAGE	Roof Cover ASPHALT	Heating Fuel OIL
Building Condition Avg-Good	Siding BRICK VENR	Air Conditioning 0%
Finished Area (SF) 4178.40002	Interior Walls DRYWALL	# of Bsmt Garages 0
Number Rooms 7	# of Bedrooms 4	# of Full Baths 2
# of 3/4 Baths 0	# of 1/2 Baths 1	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.937 acres of land mainly classified as ONE FAM with a(n) RAISED RNCH style building, built about 1970 , having BRICK VENR exterior and ASPHALT roof cover, with 1 unit(s), 7 room(s), 4 bedroom(s), 2 bath(s), 1 half bath(s).

Property Images



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

FW: [Wakefield, MA] Public Records Request - 82 Forest St

Betsy Sheeran <bsheeran@wakefield.ma.us>

Sun 10/29/2023 1:17 PM

To: Gail Conroy <gconroy@wakefield.ma.us>

Cc: Betsy Sheeran <bsheeran@wakefield.ma.us>;

Some people who received this message don't often get email from bsheeran@wakefield.ma.us. [Learn why this is important](#)

No code case & permit issued

BS

From: Contact form at Wakefield, MA [mailto:cmsmailer@civicplus.com]

Sent: Saturday, October 28, 2023 11:05 AM

To: Betsy Sheeran <bsheeran@wakefield.ma.us>

Subject: [Wakefield, MA] Public Records Request - 82 Forest St (Sent by Alfred Banks, MLS@stellaripl.com)

Hello bsheeran,

Alfred Banks [has sent you a message](https://www.wakefield.ma.us/users/bsheeran/contact) via your contact form (<https://www.wakefield.ma.us/users/bsheeran/contact>) at Wakefield, MA.

If you don't want to receive such e-mails, you can change your settings at <https://www.wakefield.ma.us/user/456/edit>.

Message:

Hello,

Our firm has been requested to research the referenced property for any BUILDING PERMITS, CODE VIOLATION & SPECIAL ASSESSMENT FEES on record in any city, town, village, or port authority.

We kindly request that you advise us of the complete permit history, including all open and expired permits & Code Case or Active Code Lien & Special Assessment Fees Due or Outstanding found for the following property:

Property Address: 82 Forest St, Wakefield, MA 01880

Parcel: 22-053-17C3

Owner: CLAYRE MACDONALD

Open _____ Expired _____ Closed _____ None _____

Open Permit Number:

Expired Permit Number:

Code Case Number:

Code Lien Amount:

To further assist our clients and facilitate this process, could you please provide general instructions to resolve any permits that are open, expired, or currently pose a concern to the property referenced above.

Also, please confirm if there are any pending or active LIENS recorded on the property, and please provide a payoff valid for 30 days from today's date. Please attach documentation of the recorded lien, and provide the book and page number.

We are looking for Water & Sewer Bill information for the below mentioned Property.

Property Address: 82 Forest St Wakefield, MA 01880

Parcel: 22-053-17C3

Owner: CLAYRE MACDONALD

1) Please provide the ACCOUNT NUMBER and let us know if the Water & Sewer Service is still ACTIVE on the property. Only the account.

2) When the next Water & Sewer Bill will be mailed out? Please provide the Billed amount and Due Date.

3) If the bills are UNPAID, will there be a LIEN placed on the bills?

4) If bills are Paid, please provide the screen print, receipt or statement showing the bills are paid in full.

5) If bills are Unpaid, please provide a statement showing the payoff good thru 11/30/2023

Your assistance is greatly appreciated!