



Property Information		Request Information		Update Information
File#:	BS-W01492-5515476969	Requested Date:	11/10/2023	Update Requested:
Owner:	JANE HAYES	Branch:		Requested By:
Address 1:	5 Charmil Dr	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	West Brookfield, MA	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Town of West Brookfield Department of Zoning there are no Code Violation cases on this property.

Collector: Town of West Brookfield
Payable Address: Lower level of the Town Hall 2 East Main Street
Business# 508-867-8342

PERMITS Per Town of West Brookfield Department of Building there are no Open/Pending/ Expired Permit on this property.

Collector: Town of West Brookfield
Payable Address: Lower level of the Town Hall 2 East Main Street
Business# 508-867-8342

SPECIAL ASSESSMENTS Per Town of West Brookfield Finance Department there are no Special Assessments/liens on the property.

Collector: Town of West Brookfield
Payable Address: Lower level of the Town Hall 2 East Main Street
Business# 508-867-8342

DEMOLITION NO



UTILITIES

WATER

Account #: 2600

Payment Status: DELINQUENT

Status:

Amount: \$1328.19

Good Thru: 12/31/2023

Account Active: YES

Collector: Water Department - West Brookfield

Payable Address: Office hours at Town Hall Lower Level Room 6 (LL6)

Business # (508) 867-1421

UNABLE TO PROVIDE DOCUMENTATION FOR THIRD PARTIES VERBAL INFO ACQUIRED.

SEWER: THE HOUSE IS ON A COMMUNITY SEWER. ALL HOUSES GO TO A SHARED SEPTIC SYSTEM.

GARBAGE : GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

5 CHARMIL DRIVE

Location 5 CHARMIL DRIVE

Mblu 040.0/ 0048/ 0000.0/ /

Acct# 3230400004800000

Owner ESTATE OF JANE HAYES A/K/A HAYES JANE ANNE

PBN

Assessment \$258,900

Appraisal \$258,900

PID 1308

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$203,900	\$55,000	\$258,900

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$203,900	\$55,000	\$258,900

Owner of Record

Owner	ESTATE OF JANE HAYES A/K/A HAYES JANE ANNE	Sale Price	\$1
Co-Owner	HAYES THOMAS M	Certificate	
Address	5 CHARMIL DRIVE WEST BROOKFIELD, MA 01585	Book & Page	68422/251
		Sale Date	10/31/2022
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ESTATE OF JANE HAYES A/K/A HAYES JANE ANNE	\$1		68422/251	00	10/31/2022
HAYES JANE	\$99	1	53972/0044	1A	07/07/2015
HAYES JANE	\$165,000	5	49580/0046	Y	09/07/2012
JEFFREY EMILY B	\$99	4	47048/0001	A	02/03/2011
JEFFREY EMILY B	\$174,000	2	42621/0137	Y	03/28/2008

Building Information

Building 1 : Section 1

Year Built: 1950
Living Area: 1,197
Replacement Cost: \$281,036
Building Percent Good: 80
Replacement Cost
Less Depreciation: \$224,800

Building Attributes	
Field	Description
Style:	CAPE-COD
Model	Residential
Grade:	AVERAGE
Stories:	1.75
Occupancy	1
Exterior Wall 1	ALUMNM-VINYL
Exterior Wall 2	
Roof Structure:	GABLE
Roof Cover	ASPHALT-SHNG
Interior Wall 1	Typical
Interior Wall 2	
Interior Flr 1	Typical
Interior Flr 2	
Heat Fuel	OIL
Heat Type:	HOT-WATER
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	0
Total Rooms:	6
Bath Style:	TYPICAL
Kitchen Style:	TYPICAL
Num Kitchens	0
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

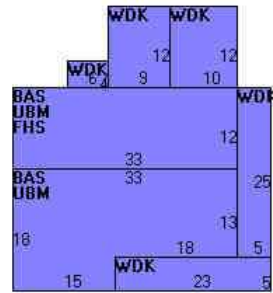
Building Photo



5 CHARMIL DRIVE

(<https://images.vgsi.com/photos2/WestBrookfieldMAPPhotos/A00\00\08\92.J>)

Building Layout



(<https://images.vgsi.com/photos2/WestBrookfieldMAPPhotos/Sketches/130f>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	900	900
FHS	Half Story, Finished	396	297
UBM	Basement, Unfinished	900	0
WDK	Deck, Wood	492	0
		2,688	1,197

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	101	Size (Acres)	0.19
Description	SNGL-FAM-RES	Frontage	
Zone	NR	Depth	
Neighborhood	30	Assessed Value	\$55,000
Alt Land Appr	No	Appraised Value	\$55,000
Category			

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$181,500	\$50,500	\$232,000
2021	\$162,000	\$50,500	\$212,500
2020	\$145,200	\$50,500	\$195,700

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$181,500	\$50,500	\$232,000
2021	\$162,000	\$50,500	\$212,500
2020	\$145,200	\$50,500	\$195,700

FW: Code/Permit/Special assessment Request // 5 CHAR-MIL DR WEST BROOKFIELD 01585

From: Renee Adams-White <radamswhite@wbrookfield.com>**Subject:** RE: Code/Permit/Special assessment Request // 5 CHAR-MIL DR WEST BROOKFIELD 01585

According to the Zoning Officer and Tax Collector/Treasurer there is nothing outstanding regarding this property. If you have any other questions please feel free to contact me.

Renee

To: Renee Adams-White <radamswhite@wbrookfield.com>**Subject:** Code/Permit/Special assessment Request // 5 CHAR-MIL DR WEST BROOKFIELD 01585

Hello,

We are currently working with closing on this property scheduled and would need the below records verified. Please provide the requested below info at the earliest.

Address: 5 CHAR-MIL DR WEST BROOKFIELD 01585**Owner: JANE HAYES**

1. Please advise if the below address has any OPEN/PENDING/EXPIRED Permits and demolition permits that need attention and any fees due currently.
2. Also advise if there are any open Code Violation or fines due that needs attention currently.
3. Advise if there are any unrecorded liens/fines/special assessments due.