



Property Information

Request Information

Update Information

File#: BS-W01492-9187481029
Owner: BRIAN BETTENCOURT
Address 1: 2 Settlers Ln
Address 2:
City, State Zip: Rutland, MA

Requested Date: 11/10/2023
Branch:
Date Completed:
of Jurisdiction(s):
of Parcel(s): 1

Update Requested:
Requested By:
Update Completed:

Notes

CODE VIOLATIONS Per Town of Rutland Department of Zoning there are no Code Violation cases on this property.
Collector: Town of Rutland
Payable Address: 250 Main Street Rutland, MA 01543
Business# 508-886-4100

PERMITS Per Town of Rutland Department of Building there are no Open/Pending/ Expired Permit on this property.
Collector: Town of Rutland
Payable Address: 250 Main Street Rutland, MA 01543
Business# 508-886-4100

SPECIAL ASSESSMENTS Per Town of Rutland Treasurer's Office there are no Special Assessments/liens on the property.
Collector: Town of Rutland Treasurer
Payable Address: 250 Main Street Rutland, MA 01543
Business# 508-886-4100
UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED.

DEMOLITION NO

UTILITIES WATER AND SEWER
Account #: 10005745
Payment Status: DELINQUENT
Status: Liable
Amount: \$938.07
Good Thru: 12/30/2023
Account Active: YES
Collector: Rutland Town tax collector
Payable Address: 250 MAIN ST RUTLAND MA 01543
Business # (508) 210-5401

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED.
GARBAGE : GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

2 SETTLERS LN

Location 2 SETTLERS LN

Mblu 223/ 578/ //

Acct# 223578

Owner THOMPSON, JAMES C

Assessment \$414,400

Appraisal \$414,400

PID 184174

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$414,400	\$0	\$414,400

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$414,400	\$0	\$414,400

Owner of Record

Owner THOMPSON, JAMES C
Co-Owner THOMPSON, CHRISTINE E
Address 2 SETTLERS LN
HOLDEN, MA 01520

Sale Price \$515,000
Certificate
Book & Page 69633/382
Sale Date 09/12/2023
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
THOMPSON, JAMES C	\$515,000		69633/382	00	09/12/2023
POET'S CORNER, LLC.	\$100		64899/264	1B	04/09/2021
NEWELL ROAD REALTY, LLC	\$2,500,000		33316/0042	1G	04/14/2004
TRULSON REAL ESTATE CORP	\$75,000		16407/0351	1B	07/01/1994

Future Owners

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
THOMPSON, JAMES C	\$515,000		69633/382	00	09/12/2023

Building Information

Building 1 : Section 1

Year Built: 2022
Living Area: 1,640
Replacement Cost: \$418,577

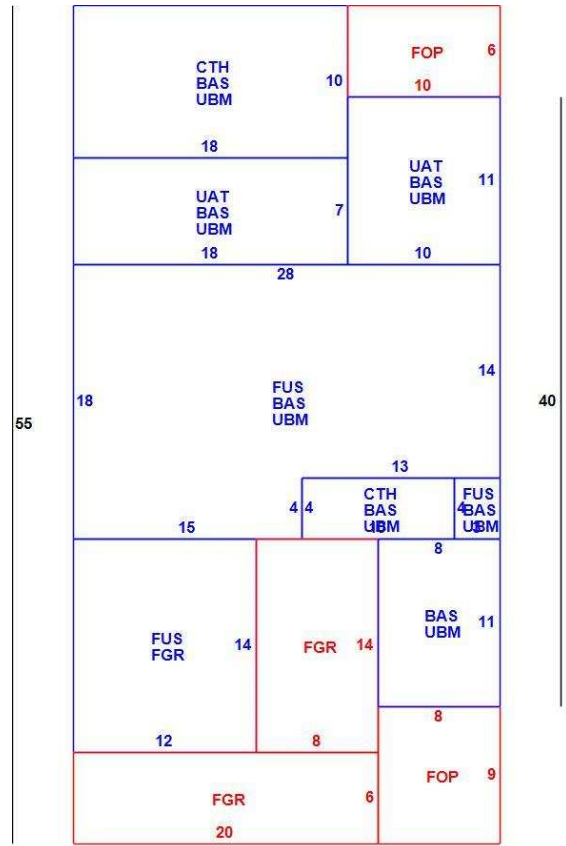
Building Percent Good: 99
Replacement Cost
Less Depreciation: \$414,400

Building Attributes	
Field	Description
Style:	Condominium
Model	Res Condo
Stories:	2
Grade	Good
Occupancy	1
Interior Wall 1:	Plastered
Interior Wall 2:	Drywall
Interior Floor 1	Hardwood
Interior Floor 2	Carpet
Heat Fuel:	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Ttl Bedrms:	3 Bedrooms
Ttl Bathrms:	1 Full
Ttl Half Bths:	1
Xtra Fixtres	
Total Rooms:	5
Bath Style:	Modern
Kitchen Style:	Modern
Kitchen Type	
Kitchen Func	
Primary Bldg Use	
Htwtr Type	
Atypical	
Park Type	
Park Own	
Park Tandem	0
Fireplaces	
Num Part Bedrm	
Base Flr Pm	
Num Park	
Pct Low Ceiling	
Unit Lochn	
Grade	Average +10
Stories:	1
Residential Units:	125
Exterior Wall 1:	Vinyl Siding
Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Cmrl Units:	0
Res/Com Units:	125

Building Photo

 Building Photo
 (https://images.vgsi.com/photos2/HoldenMAPPhotos/A0032\DSCF0122_321)

Building Layout



(ParcelSketch.ashx?pid=184174&bid=111179)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,008	1,008
FUS	Upper Story, Finished	632	632
CTH	Cathedral Ceiling	220	0
FGR	Garage, Framed	400	0
FOP	Porch, Open, Finished	132	0
UAT	Attic, Unfinished	236	0
UBM	Basement, Unfinished	1,008	0
		3,636	1,640

Section #:	
Parking Spaces	
Section Style:	
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	
Grade	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1021
Description Condo NL MDL-05
Zone IQ
Neighborhood
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0
Frontage
Depth
Assessed Value \$0
Appraised Value \$0

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$414,400	\$0	\$414,400
2023	\$0	\$0	\$0
2022	\$0	\$0	\$0

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$414,400	\$0	\$414,400
2023	\$0	\$0	\$0
2022	\$0	\$0	\$0

From: Lynn Miller <lmiller@townofrutland.org>

Cc: Anita Carlson <acarlson@townofrutland.org>; David McRae <dmcrae@townofrutland.org>; Rebecca Tu le <rtu le@townofrutland.org>; Benjamin Barakian <BBarakian@townofrutland.org>; Lisa Schiemann <lschiemann@townofrutland.org>

Subject: Re: PRR # 2023-49

Hi Arun

The Building Department records were reviewed for any open/pending or expired permits and demolition permits for 2 Settlers Lane.

To the best of our knowledge, there are no permits with the above status and no outstanding Building Code violations.

If you need anything further, please feel free to contact our office.

Thank you

Lynn Miller
Building Department
508-886-4100 x 3002
Dave McRae, Building Commissioner
774-364-2279

Lynn Miller
Administrative Assistant
Vaccine Coordinator
Board of Health
250 Main Street
Rutland, MA 01543
508-886-4100 x 3012
Fax: 508-886-2929

Richard Stevens
Health Agent
774-314-5672
Health_Agent@townofrutland.org

From: Benjamin Barakian <BBarakian@townofrutland.org>

To: Rebecca Tu le <rtu le@townofrutland.org>; Lynn Miller <lmiller@townofrutland.org>

Cc: Anita Carlson <acarlson@townofrutland.org>; David McRae <dmcrae@townofrutland.org>

Subject: PRR # 2023-49

Hello,

Please see in the attachment a Public Records request for permits, code violations and water sewer bills for 2 Settlers Lane. The request is numbered 2023-49. The 10 day response is due by November 27th, 2023. Please let us know if you would like our office to coordinate the response or if you would like to on your own.

Thank You,
Benjamin R. Barakian
Assistant Town Clerk
Notary Public
Town of Rutland