



Property Information

File#: BS-W01492-8413173815
Owner: ERIK MCKENZIE
Address 1: 33 WINDSOR DR
Address 2:
City, State Zip: FOXBORO, MA

Request Information

Requested Date: 11/28/2023
Branch:
Date Completed:
of Jurisdiction(s):
of Parcel(s): 1

Update Information

Update Requested:
Requested By:
Update Completed:

Notes

CODE VIOLATIONS Per Town of Foxborough Zoning Department there are no Code Violation cases on this property.
Collector: Town of Foxborough Zoning Department
Payable: 40 South St Foxborough MA 02035
Business# 508-543-1208

PERMITS Per Town of Foxborough Building Department there are no Open/Pending/ Expired Permit on this property.
Collector: Town of Foxborough Building Department
Payable: 40 South St Foxborough MA 02035
Business# 508-543-1208

SPECIAL ASSESSMENTS Per Town of Foxborough Tax Collector there are no Special Assessments/liens on the property.
Collector: Town of Foxborough Tax Collector
Payable: 40 South St Foxborough MA 02035
Business# 508-543-1208

DEMOLITION NO

UTILITIES WATER AND SEWER
Account #: 510900
Payment Status: DELINQUENT
Status: Pvt & Lienable
Amount: \$627.57
Good Thru: 12/31/2023
Account Active: YES
Collector: City of Foxboro Water And Sewer Department
Payable Address: 4 South St, Foxborough, MA 02035
Business # 508-543-1209

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

GARBAGE
GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCKENZIE ERIK D & JOSEPHINE M						Description	Code	Assessed	Assessed	409 FOXBOROUGH, MA
33 WINDSOR DRIVE						RESIDNTL	1010	524,500	524,500	
FOXBOROUGH MA 02035-0000						RES LAND	1010	283,100	283,100	VISION
SUPPLEMENTAL DATA										
Alt Prcl ID 126-0006532 Parcel Not LOT 18C CENSUS Sketch				PS Addnl Lots con't						
MAP_PAR 126 / / 6532 / / GIS ID M_225558_867143				Assoc Pid#						
						Total		807,600	807,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCKENZIE ERIK D & JOSEPHINE M TE		17723	0385	11-27-2002	U	699,900	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	524,500	2022	1010	497,100	2021	1010	489,300
									1010	283,100		1010	264,800		1010	258,300
								Total		807,600	Total		761,900	Total		747,600

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)						524,500			
0700									Appraised Xf (B) Value (Bldg)						0			
								Appraised Ob (B) Value (Bldg)						0				
								Appraised Land Value (Bldg)						283,100				
								Special Land Value						0				
								Total Appraised Parcel Value						807,600				
								Valuation Method						C				
								Total Appraised Parcel Value						807,600				

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
2007-0423	11-13-2007	ED	Erect Deck	34,500		100				06-09-2016	MM			11	Field Review
2002-00133						100				11-16-2010	PH			MN	Measured Left Notice
										07-08-2009	JR			11	Field Review
										05-05-2003	JS			00	Measur+Listed

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustmen	Adj Unit P	Land Value	
1	1010	Single Family	R40			40,000	SF 6.24	1.00000	5	1.00	0700	1.100			1.0000	6.86	274,600	
1	1010	Single Family				0.850	AC 10,000.00	1.00000	0	1.00		1.000			1.0000	10,000	8,500	
Total Card Land Units						1.77	SF	Parcel Total Land Area						1.77	Total Land Value			283,100

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

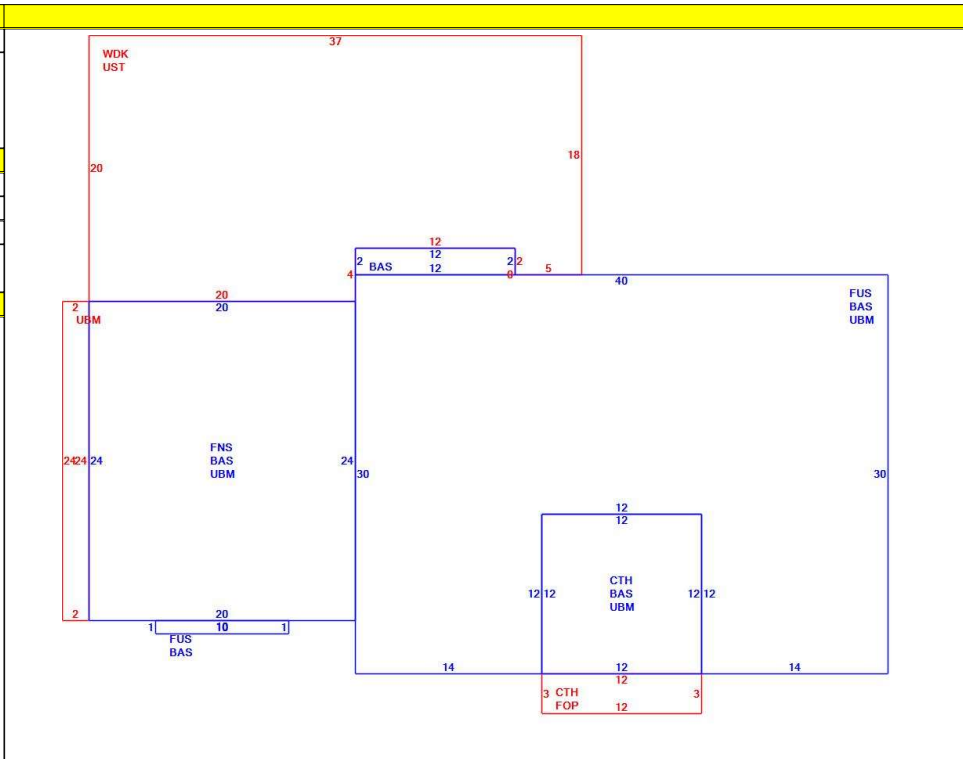
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial			
Model	01	Residential			
Grade:	07	B			
Stories:	2.00				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure:	04	Hip			
Roof Cover	13	Arch Shingles			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	03	Gas/Oil			
Heat Type:	05	Hot Water			
AC Type:	03	Central			
Total Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths:	1				
Extra Fixtures	0				
Total Rooms:	9				
Bath Style:	02	Average			
Kitchen Style:	02	Average			
Extra Kitchens					
Fireplace	2				
Extra Openings					
Gas Fireplace					
SF Fin Bsmt	1000				
FBM Quality	1	Rec Room			
Bsmt Garage	2				

CONDO DATA

Parcel Id		C		OWNE
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION

Building Value New	557,981
Year Built	2003
Effective Year Built	
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	6
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	94
RCNLD	524,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,714	1,714	1,714	133.16	228,235
CTH	Cathedral Ceiling	0	180	18	13.32	2,397
FNS	Fin 90% Story	432	480	432	119.84	57,525
FOP	Open Porch	0	36	5	18.49	666
FUS	Fin Upper Stor	1,066	1,066	1,066	133.16	141,947
UBM	Basement	0	1,728	346	26.66	46,073
UST	Unfin Utility	0	682	136	26.55	18,110
WDK	Wood Deck	0	682	68	13.28	9,055
Ttl Gross Liv / Lease Area		3,212	6,568	3,785		504,008



Re: 33 WINDSOR DR - Public Records Request

Bob Cutler <BCutler@foxboroughma.gov>

You don't often get email from bcutler@foxboroughma.gov. [Learn why this is important](#)

Good morning! We received information from the the building department that they do not have any documents responsive to your public records request and they have indicated that there are no zoning violations for that property. I am still awaiting a response from the finance department regarding any liens or other assessments and shall respond to you further when I receive that information.

Bob Cutler
Town Clerk
40 South Street
Foxborough, MA 02035
(508) 543-1208

public records request

Bob Cutler <BCutler@foxboroughma.gov>

Tue 11/21/2023 2:00 PM

You don't often get email from bcutler@foxboroughma.gov. [Learn why this is important](#)

Good afternoon! I am following up on your public records request. I have received information from the finance department and they are reporting that there are no current liens, fines or special assessments for the property at 33 Windsor Drive. I believe that this completes the response to your request.

Bob Cutler
Town Clerk
40 South Street
Foxborough, MA 02035
(508) 543-1208