



Property Information Request Information Update Information

File#:	BS-W01492-5234196261	Requested Date:	11/28/2023	Update Requested:
Owner:	ONEILL SEAN M	Branch:		Requested By:
Address 1:	30 HORSESHOE DR	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	WEST BOYLSTON, MA	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per City of West Boylston Zoning Department there are no Code Violation cases on this property.
Collector: City of West Boylston Zoning Department
Payable: 140 Worcester St West Boylston, MA 01583
Business# 203-977-4164
Comments: Per City of West Boylston Zoning Department there is a Notice of Casualty Loss to Building issued. Please contact City of West Boylston Zoning Department at (774) 261-4031 for further queries.

PERMITS Per City of West Boylston Building Department there is a Open Permit on this property.

1.Permitt# 2013-186
Permit Type:Electrical Permit Collector: City of West Boylston Building Department
Payable: 140 Worcester St West Boylston, MA 01583
Business# 203-977-4164

SPECIAL ASSESSMENTS Per City of West Boylston Tax Collector there are no Special Assessments/liens on the property.
Collector: City of West Boylston Collector
Payable: 140 Worcester St West Boylston, MA 01583
Business# 203-977-4164

DEMOLITION NO

UTILITIES **WATER**
Account #: 06099014
Payment Status: DELINQUENT
Status: Pvt & Liable
Amount: \$628.00
Good Thru: 12/31/2023
Account Active: YES
Collector: WEST BOYLSTON Water district
Payable Address: 183 Worcester Street , WEST BOYLSTON MA 01583
Business # 508-835-3025

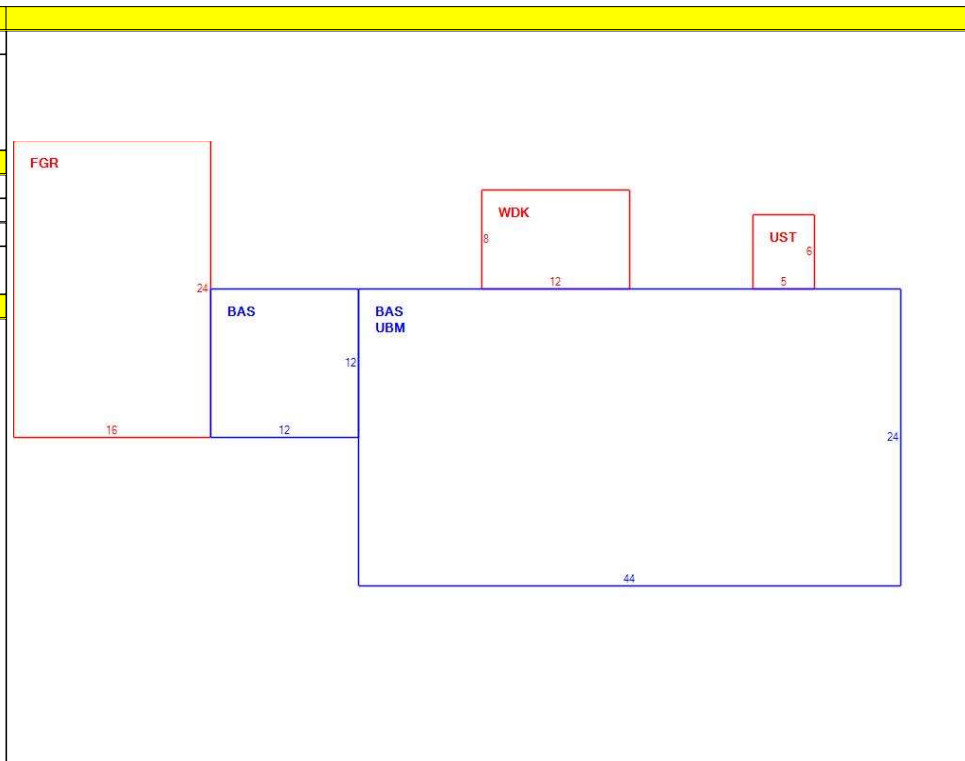
NOTE : UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

SEWER :
The house is on a community sewer. All houses go to a shared septic system.

GARBAGE :
Garbage bills are included in the real estate property taxes

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				356 WEST BOYLSTON, MA VISION							
ONEILL SEAN M 30 HORSESHOE DRIVE WEST BOYLST MA 01583		2 Above Street	2 Public Water	1 Paved	2 Suburban	Description	Code	Assessed	Assessed								
			6 Septic			RESIDNTL	1010	318,200	318,200								
		SUPPLEMENTAL DATA				RES LAND	1010	88,000	88,000								
		Alt Prcl ID	Sewer Dist STERLING	Condo No		RESIDNTL	1010	1,000	1,000								
		Sub Divisio	Ward	Sewer Unit 1													
		Sewer Acti	Ward	S Const N													
		GIS ID M_177409_904039		Sew. Contr 2000-1W													
				W Serv ID													
				Assoc Pid#													
						Total	407,200	407,200									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ONEILL SEAN M ATTELLA MARY A		51210 4768	0100 0382	07-16-2013 05-29-1967	U U	I I	222,200 0	1	Year	Code	Assessed	Year	Code	Assessed			
									2023	1010	318,200	2022	1010	244,000	2021	1010	223,100
											1010	88,000		1010	88,000		1010
										1010	1,000		1010	1,000		1010	1,000
									Total	407,200	Total	333,000	Total	307,600			
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																	
Nbhd	Nbhd Name	B	Tracing	Batch													
3																	
NOTES																	
2013 SALE=ESTATE SALE PER MLS																	
BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY													
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
2011-11-05	08-01-2011	DE	Demolish		05-09-2012	100	12-15-2011	DEMOLISH POOL DATE APP	05-09-2012	DH	02		01	Building Permit			
									05-31-2011	DH	02		02	Periodic			
									05-09-2007	MM	01		02	Periodic			
									08-15-1995	DI			00	Measure & Listed			
									06-10-1981								
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value		
1	1010	Single Fam MDL	SR		10,000 SF	8.80	1.00000	5	1.00	3	1.000		1.0000	8.8	88,000		
Total Card Land Units					10,000 SF	Parcel Total Land Area					0.23	Total Land Value				88,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch			
Model	01	Residential			
Grade:	03	Average			
Stories:	1	1 Story			
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2	11	Ceram Clay Til			
Heat Fuel	02	Oil			
Heat Type:	04	Forced Air-Duc			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	7				
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
CONDO DATA					
Parcel Id			C	Owne	0.0
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New		341,577			
Year Built		1950			
Effective Year Built					
Depreciation Code		E			
Remodel Rating					
Year Remodeled					
Depreciation %		8			
Functional Obsol					
External Obsol					
Trend Factor		1			
Condition					
Condition %					
Percent Good		92			
Cns Sect Rcnd		314,300			
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
FPL1	FIREPLACE 1	B	1	4200.00	2005		92		0.00	3,900
SHD1	SHED FRAME	L	96	13.00	1998		83		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,200	1,200	1,200	226.36	271,632
FGR	Garage	0	384	134	78.99	30,332
UBM	Basement, Unfinished	0	1,056	158	33.87	35,765
UST	Utility, Storage, Unfinished	0	30	7	52.82	1,585
WDK	Deck, Wood	0	96	10	23.58	2,264
Ttl Gross Liv / Lease Area		1,200	2,766	1,509		341,578



Public Records Request 2023-26

Town Clerk <townclerk@westboylston-ma.gov>

Town Clerk <townclerk@westboylston-ma.gov>



Below is the response to your Public Records Request. Please let me know if there is anything else you need from my office.

From Building Department:

Please see the attached documents pertaining to 30 Horseshoe Drive.

There is one Electrical permit on file from 2013 that has not been closed out.

In order to close the permit out, a \$60 re-inspection fee is to be paid (by cash or check) to Town of West Boylston, and our wiring inspector notified for inspection.

From the treasurer/Collector:

The Tax bill is current. Next bill will be due 2/1/2024. Water is separate from the Town so they will have to contact water department for any information 508-835-3025. They have no liens current or outstanding with the Town regarding tax. They will have to contact the Sewer department for any questions or amounts regarding sewer 1-508-835-6133

Happy Holidays

Ms. Daymian R. Bartek
Town Clerk
Notary Public; Public Records Access Officer

Town of West Boylston
140 Worcester St.
West Boylston, MA 01583
774-261-4021 (Phone & Fax)



Town of West Boylston
140 Worcester Street West Boylston, MA 01583

BUILDING PERMIT

THIS PERMIT MUST BE DISPLAYED AT THE JOB SITE

This is to certify that permission is hereby granted for:

Service Change

Owner: ATTELLA EDWARD

Parcel ID: 125-60

Located At: 30 HORSESHOE DRIVE

Building Permit #: 2013-186

Applicant Information

Permit Type: Electrical Permit

Brian Chaffe Electrical

Utility Authorization #: 13-009

13 Turner Road

Date: 2/25/2013

Charlton MA 01507

Expiration Date: 2/25/2014

Cost of Construction: \$

Application Date: 2/25/2013

All work shall be executed in strict compliance with the permit application, the provisions of the Town of West Boylston Zoning Bylaws, any and all Bylaws of the Board of Selectmen of the Town of West Boylston, approved plans, the State Building Codes, and all other laws, rules and regulations which apply. The building permit does not constitute authority to build in violation of any federal, state, or local law other rule or regulation.

Electrician

Brian Chaffee
13 Turner Drive
Charlton MA 01507

Fees: _____ **Check #** _____ **Amount** _____

Do not proceed beyond these points below until signed and dated by the inspector.

____ Electrical - Final
____ Date

Permission hereby granted to proceed with the work as set forth in the specification, plans or statements now on file in this Department. Any amendments made to the original plans or specifications must be submitted for approval. Final inspection will not be done until final plumbing and final electrical inspections are done where applicable. Permit will become null and void if construction work is not started within six months of the date of the permit is issued as noted.

Wiring Inspector: _____



Department of Inspection Services/Division of Code Enforcement

October 7, 2015

Ed Attella
30 Horseshoe Drive
West Boylston MA 01583

Re: Notice of Casualty Loss to Building
Policy H3121801152371 notification to Building Dept. for the above address

Dear Homeowner(s),

We have received notice from your insurance company for the potential of work to be performed at your property that may result in required permit(s) prior to any demolition or construction occurring per 780 CMR: Massachusetts State Building Code.

If any work to comply with this notice requires a building permit as determined by the Massachusetts State Building Code you must apply for and obtain such permit from the Town of West Boylston Department of Inspection Services.

If you have any questions regarding this matter you can contact me at the town offices at 140 Worcester Street or by phone at (774) 261-4031.

Very Respectfully,

Christopher E. Lund
Building Commissioner

Encl:
Notice of Casualty Loss to Building