



Property Information Request Information Update Information

File#:	BS-W01492-301696371	Requested Date:	11/28/2023	Update Requested:
Owner:	GEORGE GOLEBIEWSKI	Branch:		Requested By:
Address 1:	189 DURFEE ST	Date Completed:	12/11/2023	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	SOUTHBRIDGE, MA	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Town of Southbridge Zoning Department there are no Code Violation cases on this property.
 Collector: Town of Southbridge Zoning Department
 Payable: 1 Elm Street Southbridge, MA 01550
 Business#508-764-5408

PERMITS Per Town of Southbridge Building Department there are no Open/Pending/ Expired Permit on this property.
 Collector: Town of Southbridge Building Department
 Payable: 81 Elm Street Southbridge, MA 01550
 Business# 508-764-5408

SPECIAL ASSESSMENTS Per Town of Southbridge Tax Collector there are no Special Assessments/liens on the property.
 Collector: Town of Southbridge Tax Collector
 Payable: 81 Elm Street Southbridge, MA 01550
 Business# 508-764-5408

DEMOLITION NO

UTILITIES WATER AND SEWER
 Account #:500022701
 Payment Status: DELINQUENT
 Status: Pvt & Lienable
 Amount: \$986.03
 Good Thru: 12/31/2023
 Account Active: YES
 Collector: Southbridge Water Supply Co
 Payable Address: 185 Guelphwood Rd, Southbridge, MA 01550
 Business # 508-764-3207

GARBAGE
 GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

189 DURFEE STREET

Location 189 DURFEE STREET

Mblu 067/ 034/ 00001/ /

Acct# 4281

Owner GOLEBIOWSKI GEORGE

Assessment \$404,500

PID 4281

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$356,800	\$47,700	\$404,500

Owner of Record

Owner GOLEBIOWSKI GEORGE

Sale Price \$170,000

Co-Owner

Certificate 1

Address 189 DURFEE ST
SOUTHBRIDGE, MA 01550-2301

Book & Page 9607/0316

Sale Date 07/16/1986

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
GOLEBIOWSKI GEORGE	\$170,000	1	9607/0316	07/16/1986
PAWLOSKI JUDY M	\$85,000		7261/0027	06/25/1981
PLISZKA DONALD J & SHARON M	\$68,000		6401/0284	02/22/1978
LONGO ANDREW T & MARY L	\$58,000		5391/0083	10/04/1973
BROWN KENNETH S & CAROL A	\$37,500		50361/0135	06/11/1970

Building Information

Building 1 : Section 1

Year Built: 1860
Living Area: 2,550
Replacement Cost: \$436,845
Replacement Cost
Less Depreciation: \$336,400

Building Attributes

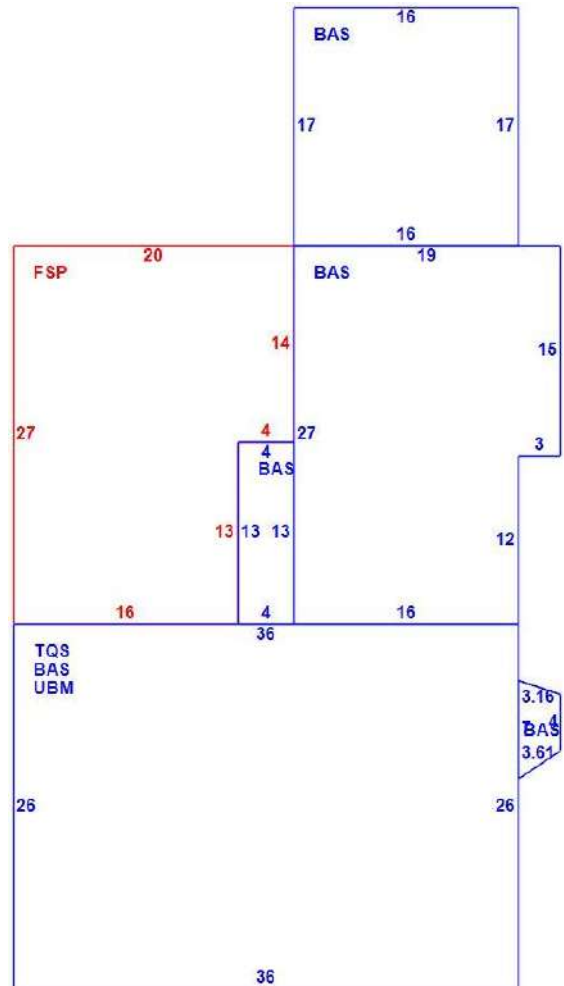
Field	Description
Style:	Colonial
Model	Residential
Grade:	B+
Stories:	1.75
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Mixed
Interior Wall 2	
Interior Flr 1	Mixed
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Steam
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	9
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	
Cndtn	
Rec Room Area	
Bsmt Garage	
Num Park	
Fireplaces	
Extra Kitchen	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/SouthbridgeMAPPhotos/A0009\067-034_9475.JPG)

Building Layout



(ParcelSketch.ashx?pid=4281&bid=4281)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,754	1,754
TQS	Three Quarter Story	936	796

FSP	Porch, Screen, Framed	488	0
UBM	Basement, Unfinished	936	0
		4,114	2,550

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL	FIREPLACE MAS	1.00 UNITS	\$4,700	1

Land

Land Use

Use Code 1010
Description SINGLE FAM
Zone R1
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.8
Frontage 189
Depth
Assessed Value \$47,700

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SPL2	INGROUND POOL			512.00 S.F.	\$6,100	1
SHD1	SHED FRAME			768.00 S.F.	\$2,900	1
BR10	FLAT BARN			1064.00 S.F.	\$6,700	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$319,700	\$47,700	\$367,400
2022	\$269,600	\$40,700	\$310,300
2021	\$269,600	\$40,700	\$310,300

HOUSING INSPECTION REPORT



**BOARD OF HEALTH
TOWN OF SOUTHBRIDGE**

41 Elm Street
Southbridge, MA 01550
508-764-4252 Fax: 508-764-5407

Date complaint received: _____
Date of Inspection: _____

Complainant/tenant

Name George Golobchilwsk Phone _____
Address 189 Durfee
Town _____ State _____ Zip _____

Owner/Agent

Name SAME Phone _____
Address _____
Town _____ State _____ Zip _____

Violations in 105 CMR 410.000	
.100	Kitchen facilities
.150	Bathroom facilities
.151	Shared facilities
.152	Privies/ chem. Toilets
.180	Water supply
.190	Water Temperature
.200	Heating facilities
.201	Heat/ temperature
.202	Appliance venting
.250	Light/elect.-habitable rm.
.251	Light/elect.-kitchen.
.252	Light/elect.-bathrooms.
.253	Lights-non-habitable rms.
.254	Lights- common areas
.255	Amperage
.256	Temporary wiring
.257	Light obstructions
.280	Venting - occupied Space
.281	Ventilation shutoff
.300	Sewerage disposal
.350	Plumbing connections
.351	Owner installed facilities
.352	Tenant installed facilities
.353	Asbestos materials
.354	Metering of utilities
.355	Provision of heating fuel
.400	Minimum square footage
.401	Ceiling height
.402	Grade level
.430	Temporary housing
.450	Means of Egress
.451	Egress accessibility
.452	Egress Condition
.480	Door/ Window locks
.481	Owner name posted
.482	Smoke detectors
.483	Emrg. Lights/ exit signs
.484	Building Identification
.500	Structural elements
.501	Weathertight elements
.502	Lead paint
.503	Protective rails/ walls
.504	Non-absorbent surfaces
.505	Tenants responsibility
.550	Rodent/ insect infestation
.551	Screens/ windows
.552	Screens/ doors
.553	Screen installation
.600	Storage of garbage
.601	Collection of garbage
.602	Sanitary conditions
.620	Curtilment prohibited

Description of conditions constituting violations

Fire Dept Referral - NO WATER
NO HEAT

INSPECTION

- WATER IS SHUT OFF BY OCCUPANT - BY
CHOISE - WATER + HOT WATER
IS AVAILABLE

- HEAT DOES NOT WORK DUE TO FROZEN
LINE (ACCORDING TO OCCUPANT)

- APPEARS WATER LINES TO BOILER WERE
INTENTIONALLY SHUT OFF (BALL VALVES ARE
HORIZONTAL)

- TEMP IN HOUSE = 36°

SPACE HEATERS BEING USED

EXCESS CLUTTER/FILTH -

ORDER - ① Restore HEAT
② CLEAN Dwelling

1-10-18
HEAT @ 1680
Dwelling HAS BEEN
CLEANED
PHOTOS ON
SERVER

Above violations may endanger or materially impair the health, safety, and well being of the occupants or public.

Date of insp 1-5-17
Date of re-insp HO

Are there children less than six years of age residing in the dwelling unit? YES NO
Tenant was offered a comprehensive inspection: YES NO

This inspection report is signed and certified under the pains and penalties of perjury

Inspector <u>AR Pelletier</u>	(print) <u>Andrew Pelletier</u>	Date: <u>1-5-17</u>
Tenant <u>George Golobchilwsk</u>	(print)	Date:

This automobile does not meet any requirements of 105 CMR 410.000 and further, to maintain adequate climate living environment requires creation of conditions presenting a critical danger to health and safety of the occupants.

The Southbridge Department of Health is declaring occupancy for living or sleeping in a passenger-type vehicle a condition that may Materially Impair the Health and Safety of the occupants and the general public.

In accordance with the Code the Board of Health **ORDERS** that you **IMMEDIATELY** correct these conditions. A re-check of this property will be made on or soon after March 8, 2019 to confirm compliance with this order.

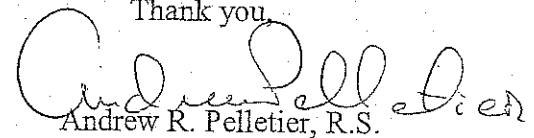
If you or any party is aggrieved by this order you may request a hearing to appeal. All requests for hearings must be submitted in writing to the office of the Board of Health within 7 days of receipt of this order. You or your agents have the right to inspect and request copies of any records pertaining to this matter. Any intent to appeal does not excuse compliance with this order during the appeal process.

If you have any questions regarding this matter you can contact me at the town offices at 41 Elm Street Southbridge, MA or by phone at (508) 764-4252.

Please contact this office upon completion of the repairs. We would appreciate your cooperation in this matter.

THIS INSPECTION REPORT IS SIGNED AND
CERTIFIED UNDER THE PAINS AND
PENALTIES OF PERJURY.

Thank you



Andrew R. Pelletier, R.S.

Director, Board of Health

** One or more of the violations checked above is a condition that may impair the health or safety and well being of the occupant as determined by Reg. 750 of code or inspector

C: Sharon Diamond , Occupant of Vehicle
Shane Woodson, Police
Ron San Angelo, Town Manager
Board of Health

Telephone: 508-764-5412
Fax: 508-764-5407



Inspection Services
41 Elm Street

TOWN OF SOUTHBRIDGE
SOUTHBRIDGE, MASSACHUSETTS 01550-2638

March 6, 2019

George Golebiowski
189 Durfee ST
Southbridge, Ma 01550

3-14-19
COMPLIANCE

Dear Mr. Golebiowski,

Following a complaint on February 28, 2019 an inspection was made of the property located at 189 Durfee Street in Southbridge, MA. Records at the Town Assessor's office and the Worcester County Registry of Deeds reveal you to be the owner of this dwelling.

Non-compliance with the Minimum Standards of Fitness for Human Habitation as required by the Code was found, as detailed below.

APPLICABLE CODES

Violation means

any condition in a dwelling, dwelling unit, mobile dwelling unit, or rooming house or upon a parcel of land which fails to meet any requirement of 105 CMR 410.000.

410.010: Scope

(A) No person shall occupy as owner-occupant or let to another for occupancy any dwelling, dwelling unit, mobile dwelling unit, or rooming unit for the purpose of living, sleeping, cooking or eating therein, which does not comply with the requirements of 105 CMR 410.000

410.700: Inspectors Duty to Classify Violations

Any one or more of the conditions specified in 105 CMR 410.750, when found to exist in residential premises, shall always be deemed to be conditions which may endanger or materially impair the health or safety, and well-being of an occupant or the public. In addition to the conditions specified in 105 CMR 410.750, the inspector shall determine if any other violations of 105 CMR 410.100 through 410.620, or any other conditions, are conditions which may endanger or materially impair the health or safety, and well-being of an occupant or the public.

CONDITIONS DEEMED TO BE IN VIOLATION

1. *You are allowing an automobile parked on your property to be used as a dwelling unit.*

Telephone: 508-764-5412
Fax: 508-764-5407



Inspection Services
41 Elm Street

TOWN OF SOUTHBRIDGE

SOUTHBRIDGE, MASSACHUSETTS 01550-2638

March 6, 2019

George Golebiowski
189 Durfee ST
Southbridge, Ma 01550

*3-14-19
COMPLIANCE*

7512 5266 0001 9975 7157

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To *Shannon Diamond*

Street and Apt. No., or PO Box No. *103 Durfee St*

City, State, ZIP+4® *Southbridge Ma 01550*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0001 9975 7157



SECTION ON DELIVERY

Agent
 Addressee

Printed Name) C. Date of Delivery

Address different from item 1? Yes
delivery address below: No

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

ade of the property located at
sor's office and the Worcester
g.
an Habitation as required by
it, or rooming house or upon a
410.000.
r for occupancy any dwelling,
urpose of living, sleeping,
irements of 105 CMR

7512 5266 0001 9975 7133

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To *George Golebiowski*

Street and Apt. No., or PO Box No. *189 Durfee St*

City, State, ZIP+4® *Southbridge Ma 01550*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0001 9975 7133



SECTION ON DELIVERY

Agent
 Addressee

Printed Name) C. Date of Delivery

Address different from item 1? Yes
delivery address below: No

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

0.750, when found to exist in
ons which may endanger or
n occupant or the public. In
nspector shall determine if any
er any other conditions, are
h or safety, and well-being of
be used as a dwelling unit.



62
TEMP
HEAT











Request# 2023-0106 : Response to your Request

admin=southbridge.foiadirect.gov@townforms.com <admin=southbridge.foiadirect.gov@townforms.com>

on behalf of

admin@southbridge.foiadirect.gov <admin@southbridge.foiadirect.gov>

Mon 12/11/2023 10:19 AM

To: MLS <MLS@stellaripl.com>

Cc: kmerrick@southbridgemass.org <kmerrick@southbridgemass.org>; mbonadies@southbridgemass.org <mbonadies@southbridgemass.org>

Some people who received this message don't often get email from admin@southbridge.foiadirect.gov. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attention!: The Response document(s) are not attached in this email because total size of these documents exceeds maximum allowed size.

Please [click here](#) to download your response document(s).

Please DO NOT reply to this email !! Please use the email address of the sender at bottom of this email, in order to communicate with the request management team.

Town of Southbridge, MA

Public Record Request Number:2023-0106

Requester: **Alfred Banks**

Request Date: **Monday, November 13, 2023 8:00:00 AM**

Response Due Date: **Tuesday, November 28, 2023**

Dear Alfred Banks:

We have completed the work in reference to your request as referenced above. The response is given below.

Request Response

Building Dept.: No open/pending/expired permits that need attention or owe fees/fines.

Health Dept has provided attachments per your request.

Collectors Office has sent response in a separate email on 11/21/23.

**Best,
Kayla Merrick
Administrative Assistant
Building Dept.
Town of Southbridge**

Attachments

This response may or may not contain separate Response Documents to include specific response and data. In case such separate response documents exist, they are represented by attachments to this response email. Therefore, please look for any attachments if they exist. Between Request Response and attachments, we believe you are receiving a comprehensive response to your request.

If you have any questions or comments, please do not hesitate to contact us at the following email address.

Thank you.

Kayla M. Merrick, Department RAO

Inspectional Services Department

Town of Southbridge

41 Elm Street

Southbridge, MA 01550

Tel: (508)-764-5412

Email: kmerrick@southbridgemass.org

CUSTOMER STATEMENT

CURRENT ADDRESS:
 QUIGLEY, MICHAEL
 189 DURFEE ST
 SOUTHBRIDGE MA 01550-2301

LOCATION:
 189 DURFEE ST

PROPERTY CODE:
 500022701

CUSTOMER ID: 500022701

EFFECTIVE DATE:12/11/2023

YEAR	TYPE	CHARGE	BILLED	PRIN DUE	INT DUE	FEE/PEN DUE	TOTAL DUE	PER DIEM
2024	UB-U	1 WATER BASE	73.75	70.53	3.22	.00	73.75	
		1 WATER USAG	138.98	132.91	6.07	.00	138.98	
		1 WATER DEMA	.00	10.00	.00	.00	10.00	
		BILL# 63924	212.73	213.44	9.29	.00	222.73	.08
2024	UB-U	1 WATER BASE	70.53	70.53	.00	.00	70.53	
		1 WATER USAG	150.83	150.83	.00	.00	150.83	
		1 SEWER BASE	88.04	88.04	.00	.00	88.04	
		1 SEWER USAG	220.25	220.25	.00	.00	220.25	
		BILL# 68714	529.65	529.65	.00	.00	529.65	7.31
2024	UB-U	1 FINAL WATE	50.00	50.00	.00	.00	50.00	
		1 FINAL SEWE	50.00	50.00	.00	.00	50.00	
		BILL# 72314	100.00	100.00	.00	.00	100.00	.00
2023	UB-U	1 WATER BASE	74.54	.00	.00	.00 PAID		
		1 WATER USAG	36.55	25.49	1.34	.00	26.83	
		1 WATER DEMA	.00	.00	.00	.00 PAID		
		BILL# 54332	111.09	25.49	1.34	.00	26.83	.01
2023	UB-U	1 WATER BASE	75.80	69.83	5.97	.00	75.80	
		1 WATER USAG	21.02	19.36	1.66	.00	21.02	
		1 WATER DEMA	.00	10.00	.00	.00	10.00	
		BILL# 59153	96.82	99.19	7.63	.00	106.82	.04
CUSTOMER TOTALS			1,050.29	967.77	18.26	.00	986.03	7.44

** END OF REPORT - Generated by Nghi Lam **