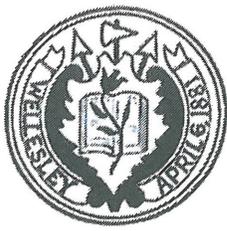


# 201803849



Town of Wellesley  
Planning Department  
Lower Level - Town Hall  
525 Washington Street  
Wellesley, MA  
781-431-1019 x2232

Historic Preservation *Rec'd*  
Demolition Review *\$50.00*  
**APPLICATION FOR** *OK#13672*  
**ELIGIBILITY NOTICE** *Rec'd*

Pursuant to Article 46C of the Town Bylaws, submission of this application (SIDE 1) to the Planning Department and Issuance of an Eligibility Notice is required before a permit to demolish (or remove or envelope more than 50%) will be issued by the Building Department for a building or structure used as a dwelling within the last 3 years; if the dwelling is determined to have been built on or prior to December 31, 1949, a Preservation Determination (SIDE 2) must be made by the Historical Commission (and any imposed Delay Period shall have expired or been waived) before issuance of a permit to demolish (or remove or envelope more than 50%). *\$200.00* *OK#13482*

**Application Information:**

Property Address: 5 Mayo Road

What year was the structure built? 1936 Source of information: public record

Check One:  Full/Complete Demolition  Partial Demolition/Envelopment (50% or more)

Please Attach the Following Required Information:

- Assessor's map showing property location
- Photocopies of Assessors Record, Building Permit(s), and any other documentation to support construction date
- If a partial demolition or envelopment (50% or more), plans or drawings showing such partial demolition or envelopment.

Property Owner Name: Victoria Brown Phone: 781-535-8367

Mailing Address: 5 Mayo Road Wellesley, MA 02482

Email Address: victoria.brown@biogen.com

**Application Authorization:**

Signature of Property Owner: V. Brown Date: 12/5/2018

**For Town Use Only**

Submission Date: \_\_\_\_\_ Received By: \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_ Case Number: DR 2018-58

**Determination (refer to issued Eligibility Notice):**

Not an Eligible Building Date Issued: \_\_\_\_\_

Eligible Building\* Expiration Date: \_\_\_\_\_

\*A Preservation Determination is required; please see **SIDE 2**

SIDE 1

 **Assessment and Sales Report**
**Location & Ownership Information**

<b>Address:</b>	5 Mayo Rd, Wellesley, MA 02482-1036		
<b>Map Ref.:</b>	<b>M:180 R:072 S:</b>	<b>Zoning:</b>	SR10
<b>Owner 1:</b>	Philip Brown		
<b>Owner 2:</b>	Victoria Brown		
<b>Owner Address:</b>	5 Mayo Rd, Wellesley, MA 02482-1036		

**Property Information**

<b>Use:</b>	1-Family Residence	<b>Style:</b>	Colonial
<b>Levels:</b>	2	<b>Lot Size:</b>	0.28 Acres (11992 sqft.)
<b>Year Built:</b>	1936	<b>Total Area:</b>	0 sqft.
<b>Total Rooms:</b>	7	<b>Living Area:</b>	1796 sqft.
<b>Bedrooms:</b>	4	<b>First Floor Area:</b>	0 sqft.
<b>Full Baths:</b>	2	<b>Addl Floor Area:</b>	0 sqft.
<b>Half Baths:</b>	1	<b>Attic Area:</b>	0 sqft.
<b>Roof Type:</b>		<b>Finished Basement:</b>	0 sqft.
<b>Heat Type:</b>	Forced Hot Water	<b>Basement:</b>	0 sqft.
<b>Fuel Type:</b>	Oil	<b>Basement Type:</b>	Full
<b>Exterior:</b>	Wood Side/Shingles	<b>Attached Garage:</b>	0
<b>Foundation:</b>		<b>Other Garage:</b>	0
<b>Air Conditioned:</b>	Yes	<b>Fireplaces:</b>	1
<b>Condition:</b>	Good		

**Assessment Information**

<b>Last Sale Date:</b>	3/30/2012	<b>Last Sale Price:</b>	\$845,000
<b>Last Sale Book:</b>	29811	<b>Last Sale Page:</b>	160
<b>Map Ref.:</b>	<b>M:180 R:072 S:</b>	<b>Tax Rate (Res):</b>	11.95
<b>Land Value:</b>	\$600,000	<b>Tax Rate (Comm):</b>	11.95
<b>Building Value:</b>	\$325,000	<b>Tax Rate (Ind):</b>	11.95
<b>Misc Improvements:</b>	\$0	<b>Fiscal Year:</b>	2018
<b>Total Value:</b>	\$925,000	<b>Estimated Tax:</b>	\$11,053.75

**Sales History****Recent Sale #1**

<b>Sale Price:</b>	\$845,000	<b>Sale Date:</b>	3/30/2012
<b>Buyer Name:</b>	Philip Brown	<b>Seller Name:</b>	Eric M Bocan
<b>Lender Name:</b>	Salem Five Mtg Corp	<b>Mortgage Amount:</b>	\$676,000
<b>Sale Book:</b>	29811	<b>Sale Page:</b>	160

**Recent Sale #2**

<b>Sale Price:</b>	\$890,000	<b>Sale Date:</b>	3/14/2006
<b>Buyer Name:</b>	Emily M Bocan	<b>Seller Name:</b>	Andrea S Blossom
<b>Lender Name:</b>	Wells Fargo Bank	<b>Mortgage Amount:</b>	\$712,000
<b>Sale Book:</b>	23478	<b>Sale Page:</b>	237

**Recent Sale #3**

<b>Sale Price:</b>	\$350,000	<b>Sale Date:</b>	6/24/1994
<b>Buyer Name:</b>	David J Blossom	<b>Seller Name:</b>	Douglas A Kingsley
<b>Lender Name:</b>	First Essex Svgs Bk	<b>Mortgage Amount:</b>	\$280,000
<b>Sale Book:</b>	0	<b>Sale Page:</b>	0

Physical Characteristics Date: July 1, 2017

FY2018 Tax Rate for Wellesley, MA \$11.95

[Print This Page](#)

Assessment Valuation Date: January 1, 2017

**Parcel Information:**

**Location:** [5 Mayo Rd](#)  
**Parcel ID:** 180-72- -  
**Class:** 101 1-Family  
**Type:** Residential  
**Lot Size:** 11,992  
**Census:** 0  
**Zoning:** SR10-Single Residence  
**Survey #:** 0

**Assessed Values**

2018 Market Value	
<b>Land</b>	\$600,000
<b>Building</b>	\$324,000
<b>Other</b>	\$1,000
<b>Total</b>	\$925,000

**Assessment History**

Year	Total Value
2018	\$925,000
2017	\$925,000
2016	\$905,000
2015	\$877,000
2014	\$806,000
2013	\$697,000
2012	\$692,000
2011	\$677,000
2010	\$705,000
2009	\$729,000
2008	\$731,000
2007	\$731,000
2006	\$683,000
2005	\$606,000
2004	\$586,000
2003	\$547,000
2002	\$482,000
2001	\$428,000
2000	\$391,000
1999	\$391,000
1998	\$373,000
1997	\$367,000
1996	\$320,500

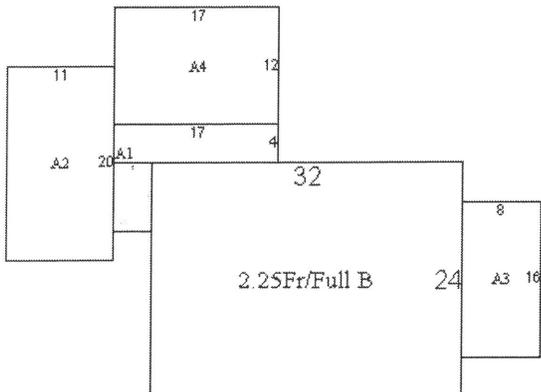
**Owner Information**

**Name:** Brown, Philip & Victoria

**Address:** 5 Mayo Road  
 Wellesley, MA 02482

**Notes:**

**Building Information**



<b>Frame</b>	Wood	<b>Basement</b>	Full
<b>Style</b>	Colonial	<b>Heating</b>	Central Air
<b>Stories</b>	2.25	<b>Heat Sys</b>	Hot Water
<b>Ext Walls</b>	Frame	<b>Fuel Type</b>	Oil
<b>Rooms</b>	7	<b>Attic</b>	None
<b>Beds</b>	4	<b>Condition</b>	Good
<b>Full Bath</b>	2	<b>Grade</b>	B+
<b>Half Bath</b>	1	<b>Traffic</b>	L5
<b>Extra Fix</b>	3	<b>Fireplaces</b>	1
<b>Rec Room</b>	none	<b>Year Built</b>	1936
<b>Fin Bsmt</b>	1 x550	<b>Year Remod</b>	
<b>Bsmt Gar</b>	none	<b>TLA</b>	1,796
<b>Stacks</b>	0		

Area	Lower First	Second	Third	Area
Main				768
A1	1s Frame			68
A2	Frame Garage			220
A3	Open Frame Porch			128
A4	Wood Deck			204
A5	Encl. Frame Porch			28

**Other Improvements**

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
1	Shed - Frame	1	1979	8	10	C	Average	1

Per '11 listing "sun-filled granite EIK overlooks newly Indscp'd fenced yrd; Rec.renov.mstr bth; dble closets in mstr bdrm; Bright newly fin.LL; Mudrm & excellent Indry rm"

**Notes:**

**Land Description**

<b>Topography</b>		<b>Street</b>	Paved	<b>Landlocked</b>	No	<b>View</b>	Average
Level	Public	<b>Road</b>	Public	<b>Sidewalk</b>	No	<b>Landscaping</b>	
				<b>Gas</b>	No		

**Market**

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR10-Single Residence	100	11992	1	L5

**Sales Information**

Date	Price	Vol	Page	Seller	Valid Code
3/30/2012	\$845,000	29811	160	Bocan, Eric M & Emily M	Valid
3/14/2006	\$890,000	23478	237	Blossom, David J & Andrea S	Valid
6/1/1994	\$350,000	10565	281		N. other
4/1/1992	\$317,000				N. other
1/1/1992	\$305,000				N. other

Print This Page



Quick Zooms

Find Properties

Owner:

Parcel ID:

Address:

**Results Summary**

54-52	14 Mayour Hill Rd	Brown, Greg M & P
189-13	13 Brookside Ave	Brown, Address P & S
42-26 A	25 Center St	Brown, Cynthia P
66-76	22 Clifton Rd	Brown, George & W
72-24	44 Valley Rd	Brown, Eric C & Sue J
105-32 B	23 Piedmonte Rd	Brown, Richard M & D
96-2	18 Edwicks Rd	Brown, Andrew S & P
132-6 F	41 Cranmore Rd	Brown, Patrick H & N
166-4 A	43 South Lane, no 51	Brown, Richard M & D
122-7	72 Concord St	Brown, Stephen & H
72-51	16 Oliver St	Brown, Steven P, II
120-53	82 Piedmonte Rd	Brown, Ethan T & G
203-28	105 Edgemoor Ave	Brown, Paul S & E
90-43	132 Brook St	Brown, Philip E & M
120-50	132 Lowell Rd	Brown, Timothy M & S
115-17	132 Dover Rd	Brown, Richard M & D

**Detail Information** Zoom To

**Property Card**

Parcel ID: 189-13

Building Value: \$ 234,000

Land Value: \$ 600,000

Other Value: \$ 1,000

Taxable Value: \$ 835,000

FY: 2018

Lot Size: 11,992

Land Use: 101

Number: 5

Unit:

Street Name: Mayo Rd

Address: S Mayo Rd

Owner: Brown, Philip S & Cynthia

Owner (cont.):

Mail Address: 5 Mayo Road

Mail City: Wakeley



