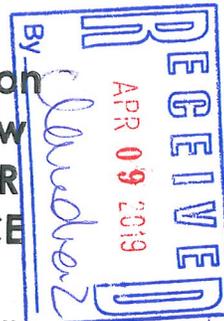


201900964



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

Historic Preservation
Demolition Review
APPLICATION FOR
ELIGIBILITY NOTICE



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%).

Rec'd
\$800.00
CK#1316
\$50.00
CK#1314

Application Information:

Property Address: 40 Old Farm Rd.

What year was the structure built? _____ Source of information: _____

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: Bobby/Vaneeta Sheth Phone: 214-293-6786

Mailing Address: 5 Oakdale Ave Wellesley

Email Address: vaneeta.sheth@gmail.com
John@mcgeoughcustomhomes.com

Application Authorization:

Signature of Property Owner: X [Signature] Date: 4/6/19

For Town Use Only

Submission Date: 4/9/19 Received By: CZ
Fee Paid: \$ 50.00 Case Number: DR 2019-23

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

Physical Characteristics Date: July 1, 2018

FY2019 Tax Rate for Wellesley, MA \$11.57

Parcel Information:

[Print This Page](#)

Assessment Valuation Date: January 1, 2018

Location: [40 Old Farm Rd](#)
 Parcel ID: 83-38--
 Class: 101 1-Family
 Type: Residential
 Lot Size: 25,048
 Census: 0
 Zoning: SR20-Single Residence
 Survey #: 0

2019 Market Value		Assessment History	
		Year	Total Value
Land	\$959,000	2019	\$1,508,000
Building	\$548,000	2018	\$1,505,000
Other	\$1,000	2017	\$1,504,000
Total	\$1,508,000	2016	\$1,479,000
		2015	\$1,481,000
		2014	\$1,464,000
		2013	\$1,399,000
		2012	\$1,399,000
		2011	\$1,377,000
		2010	\$1,426,000
		2009	\$1,645,000
		2008	\$1,695,000
		2007	\$1,695,000
		2006	\$1,695,000
		2005	\$1,552,000
		2004	\$1,553,000
		2003	\$1,553,000
		2002	\$1,412,000
		2001	\$1,093,000
		2000	\$972,000
		1999	\$931,000
		1998	\$903,000
		1997	\$845,000
		1996	\$683,600

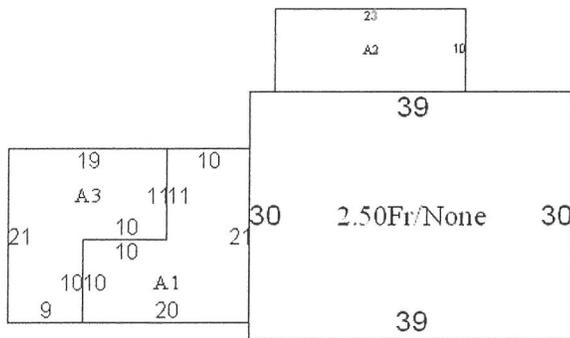
Owner Information

Name: Sullivan, Eleanor F, Trustee
 Eleanor F Sullivan 2006 Rev Trust

Address: 40 Old Farm Road
 Wellesley, MA 02481

Notes:

Building Information



Frame	Wood	Basement	None
Style	Colonial	Heating	Basic
Stories	2.50	Heat Sys	Hot Water
Ext Walls	Frame	Fuel Type	Gas
Rooms	13	Attic	None
Beds	5	Condition	Average
Full Bath	3	Grade	A+
Half Bath	1	Traffic	L5
Extra Fix	1	Fireplaces	2
Rec Room	none	Year Built	1935
Fin Bsmt	none	Year Remod	
Bsmt Gar	none	TLA	3,689
Stacks	0		

Area	Lower	First	Second	Third	Area
Main					1,170
A1	1s	Frame	1/2s	Frame	310
A2	Stone or	Tile	Patio		230
A3	Frame	Garage	1s	Frame	299

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
1	Shed - Frame	1	1965	9	12	C	Average	1

Notes:

Land Description

Topography	Utilities	Street	Paved	Landlocked	No	View	Average
Level	Public	Road	Public	Sidewalk	No	Landscaping	
	Gas			Gas	Yes		

Market

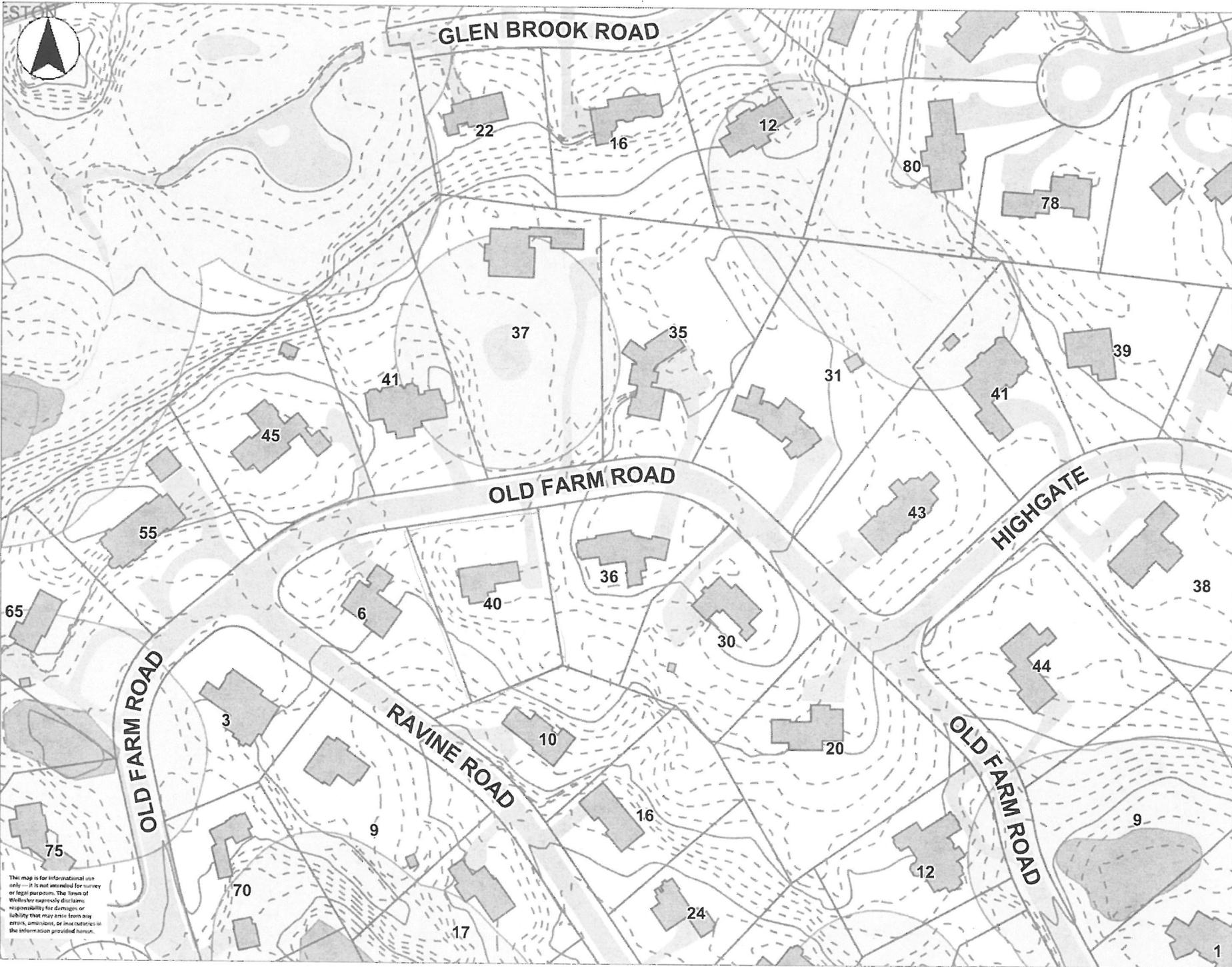
Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR20-Single Residence	103	25048	1	L5





40





- Points Of Interest
 - Beach
 - Cemetery
 - College
 - Fire
 - Library
 - Park
 - Parking
 - Police
 - Schools
 - Town Building
- MBTA Commuter Rail Stati
- MBTA Commuter Rails
- Buildings
- Contours
 - 10ft Contours
 - 2ft Contours
- Parcels
- Wetlands
 - Vernal Pools
 - NHESP Certified Ver
 - Other Known Vernal
 - Wetlands Buffer Zone (100
- River Front Area (200ft)
- Base Flood Elevations (ft)
- Special Flood Hazard Area
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Town Boundary
- Abutting Towns Opaque
- Abutting Towns
- Roads (Edge Of Pavement)
- Sidewalks
 - Sidewalks & Paved F
 - Unpaved Paths
- Parking
- Open Water
- Brooks And Streams
- Active Recreation Areas
 - Golf Course
 - Court - Basketball/T
 - Track
 - Beach
 - Field

This map is for informational use only — it is not intended for survey or legal purposes. The town of Wellesley expressly disclaims responsibility for damages or liability that may arise from any errors, omissions, or inaccuracies in the information provided herein.



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Town of Wellesley, MA