

DR-17-04

201702644

Rec'd
\$850.00
CR#1491



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%).

Application Information:

Property Address: 7 Wildon Road
What year was the structure built? 1940 Source of information: Field Card
1941 - BUILDING PERMIT
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: DONALD J. LABORNE
MARY C. LABORNE Phone: 781-237-4032

Mailing Address: 17 Wildon Rd., Wellesley, MA 02482

Email Address: clonad.laborne@verizon.net

Application Authorization:

Signature of Property Owner: [Signature] Date: 8/16/17

For Town Use Only
Submission Date: 8/17/2017 Received By: [Signature]
Fee Paid: \$ 50.00 Case Number: DR-2017-04

Determination (refer to issued Eligibility Notice):

Not an Eligible Building

Date Issued: 8/24/2017 8/25/2017

Eligible Building*

Expiration Date: 8/24/2019 8/25/2019

*A Preservation Determination is required; please see SIDE 2

SIDE 1



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

**Historic Preservation
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Application Information:

Property Address: 7 WILDON ROAD

What year was the structure built? 1940 Source of information: _____

Check One: Full/Complete Demolition 1941 - Bldg Permit 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: DNH HOMES, LLC / STAN HARGUS Phone: 978-502-9697

Mailing Address: 28 FORD RD, SUDBURY, MA 01776

Email Address: S. HARGUS@COMCAST.NET

Application Authorization:

Signature of Property Owner: Stanley M. Hargus Date: 8-24-17
DNH HOMES, LLC OWNER/MEMBER

For Town Use Only
 Submission Date: 8/17/2017 Received By: [Signature]
 Fee Paid: \$ 50.00 Case Number: DR 2017-04

Determination (refer to issued Eligibility Notice):

Not an Eligible Building Date Issued: 8/25/2017
 Eligible Building* Expiration Date: 8/25/2019

*A Preservation Determination is required; please see SIDE 2

SIDE 1

Application for Preservation Determination

Based on the Eligibility Notice issued for the subject property noted on **Side 1** of this form, pursuant to Article 46C of the Town Bylaws, a Preservation Determination 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%).

Application Authorization:

As Owner of the subject property identified on Side 1 of this form, the structure(s) located thereon determined to be an Eligible Building, I am requesting that the Wellesley Historical Commission make a Preservation Determination for the applicable structure(s); if I am making this request at the same time that I am seeking an Eligibility Notice, I am acknowledging that the structure is an Eligible Building and waiving my right to appeal such a determination:

Property Owner Name: DUNCAN S. LABORNE
MARY C. LABORNE

Signature of Property Owner: [Signature] Date: 8/16/17

Documentation Requirements:

Please submit the following additional information for consideration by the Historical Commission, as applicable:

- In the case of **partial demolition**, plans showing the use or development of the site after such demolition, if known, and a statement identifying all zoning variances and/or special permits which may be required in order to implement the proposed use or development, if known; and
- In the case of **ANY demolition**, photographs of all existing façade elevations of the Building

For Town Use Only	
Documentation Submission Date: <u>8/17/2017</u>	Received By: <u>[Signature]</u>
Fee Paid: \$ <u>800.00</u>	WHC Public Hearing Date: <u>9/11/2017</u>
Historical Commission Determination (refer to issued Notice of Preservation Determination):	
<input type="checkbox"/> Not Preferably Preserved	Date Issued: _____
<input type="checkbox"/> Preferably Preserved	Expiration of Delay Period (if applicable): _____

Request to Reduce Delay Period (Waiver)*

*May not be sought until a Preservation Determination is made by the Historical Commission

As Owner of the subject property identified on Side 1 of this form, the structure(s) located thereon determined to be an Eligible Building and Determined to be Preferably Preserved, I am requesting that the Wellesley Historical Commission make a determination as to whether or not to reduce or modify the Delay Period.

Property Owner Name: DUNCAN S. LABORNE
MARY C. LABORNE

Signature of Property Owner: [Signature] Date: 8/16/17

To accompany this request, the Owner should submit documentation evidencing any attempts to sell the property or plans and elevations for proposed construction to follow any Demolition.

SIDE 2

Application for Preservation Determination

Based on the Eligibility Notice issued for the subject property noted on **Side 1** of this form, pursuant to Article 46C of the Town Bylaws, a Preservation Determination 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%).

Application Authorization:

As Owner of the subject property identified on Side 1 of this form, the structure(s) located thereon determined to be an Eligible Building, I am requesting that the Wellesley Historical Commission make a Preservation Determination for the applicable structure(s); if I am making this request at the same time that I am seeking an Eligibility Notice, I am acknowledging that the structure is an Eligible Building and waiving my right to appeal such a determination:

Property Owner Name: DNH HOMES, LLC / STAN HARGUS OWNER/MEMBER

Signature of Property Owner: Stanley M. Hargus Date: 8-24-17

Documentation Requirements:

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- **In the case of ANY demolition**, photographs of all existing façade elevations of the Building

For Town Use Only	
Documentation Submission Date: <u>8/17/2017</u>	Received By: <u>[Signature]</u>
Fee Paid: \$ <u>800</u>	WHC Public Hearing Date: <u>9/11/2017</u>
Historical Commission Determination (refer to issued Notice of Preservation Determination):	
<input type="checkbox"/> Not Preferably Preserved	Date Issued: _____
<input type="checkbox"/> Preferably Preserved	Expiration of Delay Period (if applicable): _____

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Property Owner Name: _____

Signature of Property Owner: _____ Date: _____

To accompany this request, the Owner should submit documentation evidencing any attempts to sell the property or plans and elevations for proposed construction to follow any Demolition.

SIDE 2

**Wellesley Historical Commission**Town Hall, 525 Washington Street
Wellesley, MA 02482

August 25, 2017

Stan Hargus
DNH Homes, LLC
28 Ford Road
Sudbury, Massachusetts 01776Re: *Article 46C, Historic Preservation Demolition Review*
Eligibility Notice for 7 Wildon Road; expires August 25, 2019

Dear Mr. Hargus,

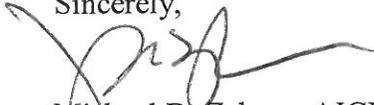
Pursuant to Article 46C, *Historic Preservation Demolition Review, D., Procedure*, parts (1) and (2), of the Town Bylaw, I am writing in response to the application for a determination as to whether the building (dwelling) owned by you at 7 Wildon Road (as of August 18, 2017) is considered to be an *Eligible Building*, as defined in Article 46C, B., *Definitions*. Based upon my review of relevant materials, including building permits, Registry of Deeds records, and the Planning Department's subdivision files, **it is my opinion that construction of the oldest portion of the building commenced on April 6, 1941. Therefore, it is my determination that the subject building is an Eligible Building.**

This Eligibility Notice does not authorize the issuance of a permit from the Building Department for the demolition of the building; further action under Article 46C is required. This Eligibility Notice will expire on August 25, 2019, two years after this determination.

While Article 46C provides you with the right to appeal this determination, you have waived such right, as indicated by your signature on the submitted application, and have requested that the Historical Commission make a Preservation Determination for the building. A public hearing to consider this request has been scheduled and noticed for the Historical Commission meeting on September 11, 2017 at 7:00pm.

Please do not hesitate to let me know if you have any questions or if you need any additional information regarding this matter.

Sincerely,


Michael D. Zehner, AICP
Planning Director

cc: File Copy, Historical Commission, Building Department, Assessor

28 Ford Rd
Sudbury, MA 01776
(O) 978-502-9697
(F) 978-443-7179
s.hargus@comcast.net

DNH Homes, LLC

Fax

TOWN OF WELLESLEY
To: HISTORIC COMMISSION **From:** STAN HARGUS
Fax: **Pages:**
Phone: **Date:** 8-17-17
Re: 7 WILDON PROPERTY **cc:**

Urgent For Review Please Comment Please Reply Please Recycle

● **Comments:**

THE ATTACHED DOCUMENTS ARE IN
SUPPORT OF MY PURCHASE OF 7 WILDON RD.
THE APPLICATION FOR ELIGIBILITY IS
SIGNED BY THE CURRENT OWNERS. I
WILL CLOSE ON THE PROPERTY 17-AUG-17.
THANK YOU FOR YOUR CONSIDERATION.

Stan Hargus
DNH HOMES, LLC
OWNER & PRESIDENT

PURCHASE AND SALE AGREEMENT

1. PARTIES
AND MAILING
ADDRESSES

This 16th day of August, 2017.

**Donald A. LaBorne, Jr., a/k/a Donald L. LaBorne, Jr., and
Mary C. LaBorne**
Of 17 Wildon Road, Wellesley, MA 02482.

hereinafter called the "Seller", agrees to sell and

DNH Homes, LLC
Of 28 Ford Road, Sudbury, MA 01776.

hereinafter called the "Buyer", agrees to buy,

upon the terms hereinafter set forth, the following described premises:

2. DESCRIPTION

The land with the building(s) thereon now known and numbered as **7 Wildon Road, Wellesley, Norfolk County, Massachusetts 02482**, being more particularly described by Deed recorded with the **Norfolk County Registry of Deeds in Book 23596, Page 293**.

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, and the fixtures and appliances used in connection therewith including, if any, all wall-to-wall carpeting, automatic garage door openers, screens, screen doors, storm windows and doors, awnings, furnaces, heaters, heating equipment, oil and gas burners, hot water heaters, garbage disposers, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, plants, attached interior lights, and attached exterior lights. **Sale specifically excludes all bookcases and the new water heater. Sellers shall have until August 29, 2017 to remove all bookcases and the new water heater from the premises. Thereafter such items shall become the property of the Buyer. Seller shall access the premises only in the presence of the Buyer or Buyer's agent.**

4. TITLE DEED

Said premises are to be conveyed by a good and sufficient quitclaim deed running to the Buyer, or to the nominee designated by the Buyer by written notice to the Seller at least seven days



before the deed is to be delivered as herein provided, and said deed shall convey a good and clear record and marketable title thereto, free from encumbrances, except

- (a) Provisions of existing building and zoning laws;
- (b) Existing rights and obligations in party walls which are not the subject of written agreement;
- (c) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- (d) Any liens for municipal betterments assessed after the date of closing;

5. PLANS

If said deed refers to a plan necessary to be recorded therewith the Seller shall deliver such plan with the deed in form adequate for recording or registration.

6. PURCHASE PRICE

The agreed purchase price for said premises is **Seven Hundred Five Thousand and 00/100 (\$705,000.00) Dollars**, of which

\$ 34,250.00 have been paid as a deposit this day and
 \$ 1,000.00 paid with the Offer
 \$ 669,750.00 are to be paid at the time of delivery of the deed by certified, cashier's, treasurer's or bank check(s), by wire transfer of funds pursuant to Seller's written wiring instructions or Closing Attorney's Iolta Account Check.

\$ 705,000.00 TOTAL

7. TIME FOR PERFORMANCE; DELIVERY OF DEED

Such deed is to be delivered at 12:00 o'clock P.M., on or before the ^{17th} 21st day of August, 2017. The closing shall occur at the Norfolk County Registry of Deeds or, upon three days prior written notice, at the office of the Buyer's lender's attorney, providing that such office is within twenty-five (25) miles of the Registry. It is agreed that time is of the essence of this agreement.

8. POSSESSION and CONDITION of PREMISES

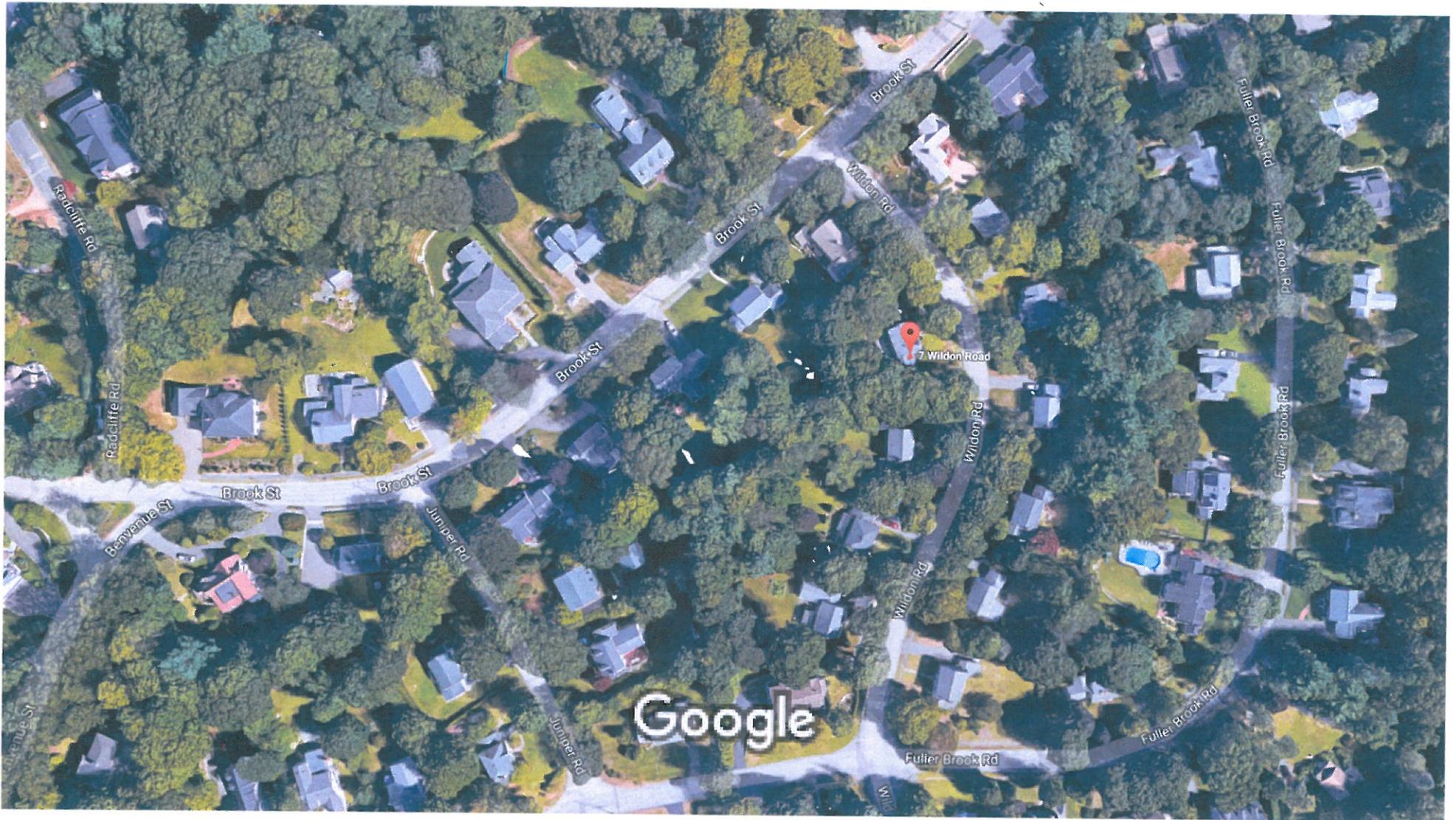
Full possession of said premises is to be delivered free of all tenants and said premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted, (b) not in violation of said building and zoning laws, and (c) in compliance with the provisions of any

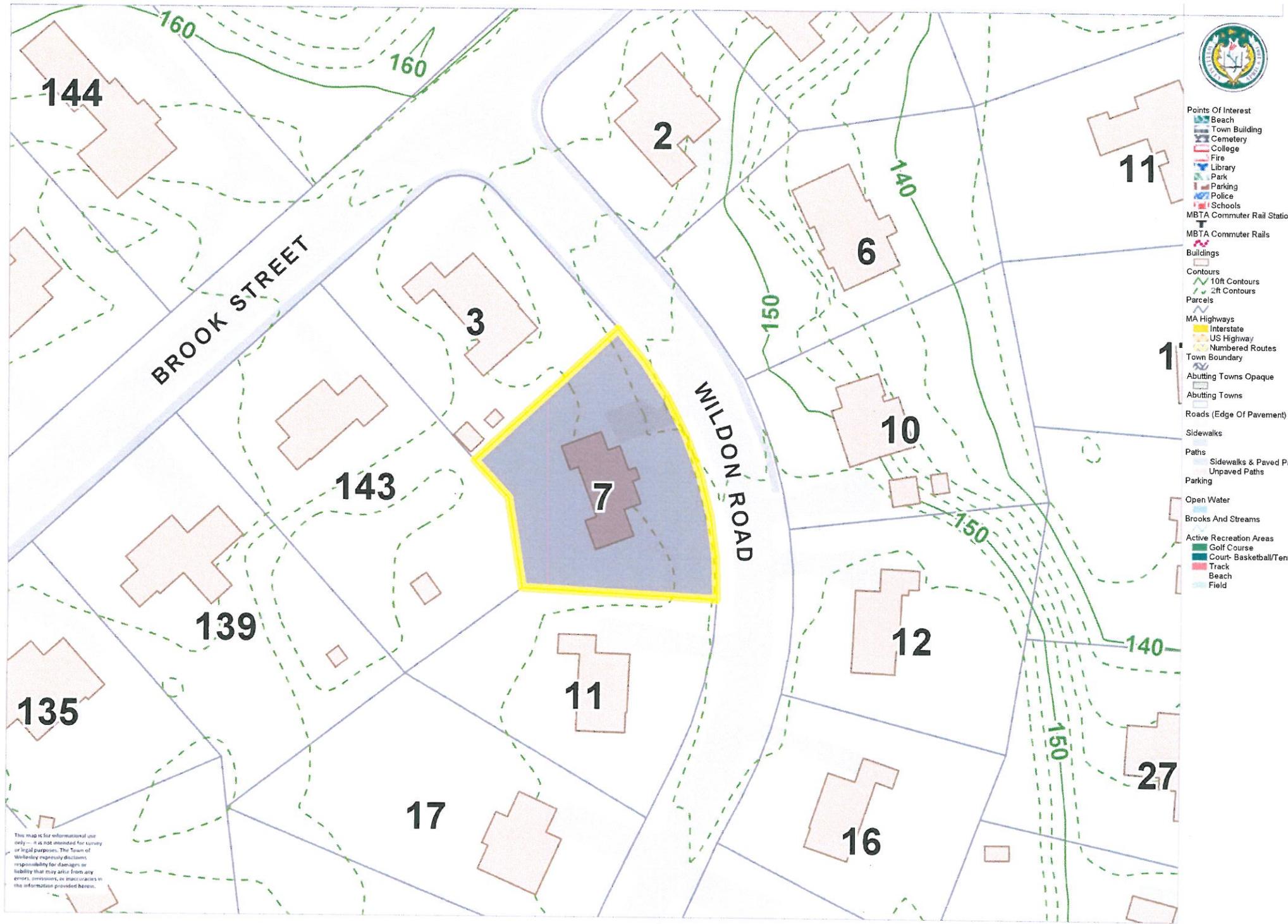


Google Maps

7 Wildon Rd

Bird's Eye View of Locus



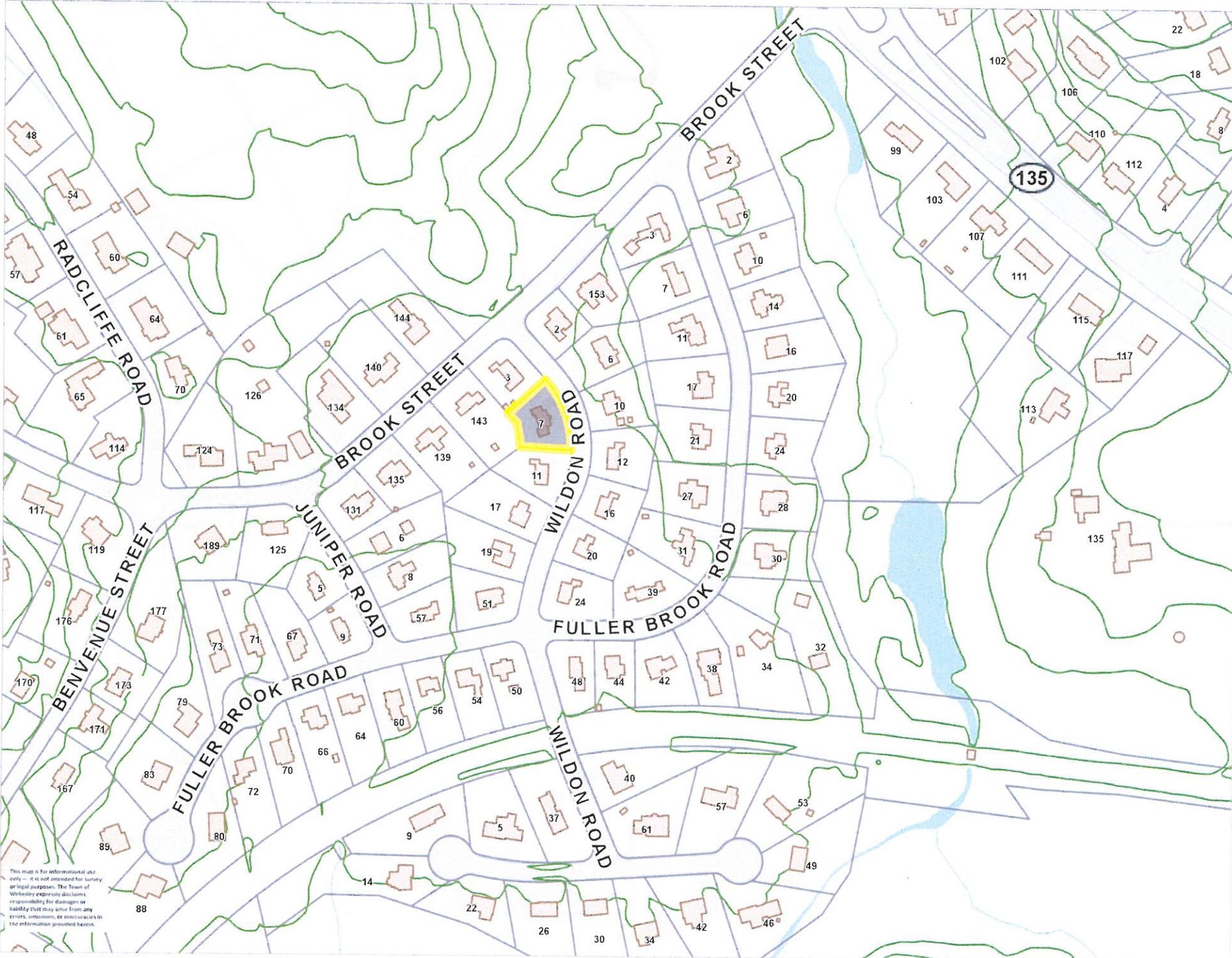


This map is for informational use only - it is not intended for survey or legal purposes. The Town of Wellesley expressly disclaims responsibility for damages or liability that may arise from any errors, omissions, or inaccuracies in the information provided herein.

0 88 176 ft

Printed on 08/16/2017 at 01:31 PM

Town of Wellesley, MA



- Points Of Interest
 - Beach
 - Town Building
 - Cemetery
 - College
 - Fire
 - Library
 - Park
 - Parking
 - Police
 - Schools
 - MBTA Commuter Rail Station
 - MBTA Commuter Rails
- Buildings
- Contours
 - 10ft Contours
 - 2ft Contours
- Parcels
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Town Boundary
- Abutting Towns Opaque
- Abutting Towns
- Roads (Edge Of Pavement)
- Sidewalks
- Paths
 - Sidewalks & Paved Path
 - Unpaved Paths
- Parking
- Open Water
- Brooks And Streams
- Active Recreation Areas
 - Golf Course
 - Court- Basketball/Tenn
 - Track
 - Beach
 - Field

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0 350 700 ft

Printed on 08/16/2017 at 01:31 PM

Town of Wellesley, MA

PROPERTY: 7 Wildon Rd, Wellesley, MA.

DEED

We, Donald A. LaBorne, Jr., a/k/a Donald L. LaBorne, Jr., and Mary C. LaBorne, of 17 Wildon Road, Wellesley, MA 02482.

for consideration paid and in full consideration of Seven Hundred Five Thousand and 00/100 (\$705,000.00) Dollars.

grant to DNH Homes, LLC, a Massachusetts Limited Liability Company, with a principal place of business at 28 Ford Road, Sudbury, MA 01776.

With **QUITCLAIM COVENANTS** the following described premises:

A certain parcel of land together with the buildings thereon, situated at and now numbered as 7 Wildon Road, in Wellesley, Norfolk County, Massachusetts, being Lot 24 on a plan by Gleason Engineering Company, dated July 15, 1939, and recorded with Norfolk County Registry of Deeds in Book 2244, Page 496, bounded and described as follows:

- EASTERLY: by Wildon Road, one hundred fifty-two and 46/100 (152.46);
- SOUTHEASTERLY: by Lot 25, one hundred one and 75/100 (101.75) feet;
- NORTHWESTERLY: by land now or formerly of Leslie M. and Maude R. Woolworth, forty-five and 74/100 (74/100) feet;
- SOUTHWESTERLY: by said Woolworth land, twenty-eight and 78/100 (28.78) feet.
- NORTHERLY by Lot 23, one hundred 27/100 (100.27) feet.

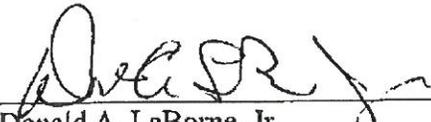
Containing approximately 11,288 square feet, more or less.

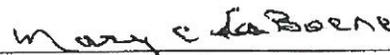
The Grantors hereby release any and all homestead rights to the within premises, whether created by Declaration or by operation of law and further states, under the pains and

penalties of perjury, that there are no other individuals entitled to homestead rights in the property being conveyed herein.

Being the same premises conveyed to the herein named Grantors by Deed recorded with the Norfolk County Registry of Deeds in Book 23596, Page 293.

Witness our hands and seals this 18th day of August, 2017.


Donald A. LaBorne, Jr.

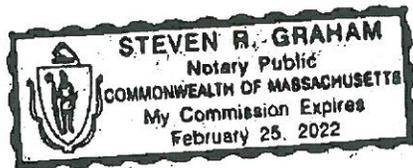

Mary C. LaBorne

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

AUGUST 18, 2017

On this 18th day of August, 2017, before me, the undersigned notary public, personally appeared Donald A. LaBorne, Jr. and Mary C. LaBorne, as aforesaid, proved to me through satisfactory evidence of identification, which were Massachusetts Driver's Licenses, to be the person whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose, and who swore or affirmed to me that the contents of the document are truthful to the best of their knowledge and belief.




Notary Public
My Commission Expires:

Address: 7 WILDON RD

Permit Number: 7719

Date 4/6/1941

front scan image

			Date	April 6, 1941			
Street	Wildon Road	No.	7	Precinct		Permit No.	7719
			LOT 24				
Owner	Home Bldg. & Inv. Tr.	Address	12 Pine Plain Road				
Architect	John B. Saliba	Address	12 Pine Plain Road				
Builder	John Saliba	Address	12 Pine Plain Road				
Permit Granted	5/14/41	Area of Lot	152.46x74.51x101.75				
Dimensions	30x30x24	Est. Cost	\$ 6,000.00				
Date of Inspections		5-16-41	6-12-41	PLANS ON FILE			
Date of Inspections		8-4-41	9-22-41	PIASTER			
Plumbing, No. of Baths, etc.	bath, kit, lav.	P. W. McMAHON #3437					
Heating	Hot Water						
Remarks	Dwelling						

Address: 7 WILDON RD

Permit Number: 7720

Date 4/6/1941

front scan image

Date April 6, 1941

Street Wildon Road No. 7 Precinct Permit No. 7720

Lot 24

Owner Home Bldg. & Inv. Tr. Address 12 Pine Plain Road

Architect John B. Saliba Address 12 Pine Plain Road

Builder John B. Saliba Address 12 Pine Plain Road

Permit Granted 5/14/41 Area of Lot 152.46x74.51x101.75

Dimensions Est. Cost \$ 500.00

Date of Inspections	5-16-41	6-12-41	PLANS ON FILE
Date of Inspections	8-4-41	9-22-41	

Plumbing, No. of Baths, etc.

Heating

Remarks Garage

Address: 7 WILDON RD

Permit Number: 21106

Date: 9/24/1984

front scan image

Permit 21106

St. No. Lot

Date 19

Owner has permission to build, alter, wreck or relocate Address

Type of Building Dimensions

Description Area of Lot

Builder Address

Architect Address

ROUGH FINAL

Estimated Cost \$ Plumbing Insp.

Heating Insp.

Gasfitting Insp.

Wiring Insp.

Cesspool Lathing 1/7/85

Occupancy

Fee Paid \$

Address: 7 WILDON RD

Permit Number: 21795

Date: 11/15/1985

front scan image

Permit No 21795

St. WILDON RD No. 7 Lot

Date November 15 1985

Owner John Connolly
has permission to build, alter, wreck or relocate Address 7 WILDON RD

Type of Building Detached Dimensions 15'x20'

Description Build one story family room addition Area of Lot

Builder Charles Avery, Inc., Lic. #034801 Address 517 Chestnut St., Norham

Architect

	ROUGH	FINAL
Estimated Cost \$ 30,000	Plumbing	Insp.
	Heating	Insp.
	Gasfitting	Insp.
	Wiring 19392	Insp. 2/4/86 8/25/86
	Cesspool	Lathing 2/4/86 8/25/86
	Occupancy

Fee Paid \$ 125.00

Address: 7 WILDON RD

Permit Number: 21795

Date: 11/15/1985

back scan image



SURVEY RECORD

S.R. 12/16/85

Permit No. 21,795

Street Wildon Rd. No. 7

Builder Charles Avery

Address NEEDHAM

Owner John Connolly

Address _____

Building dimensions 19.6' x 15'

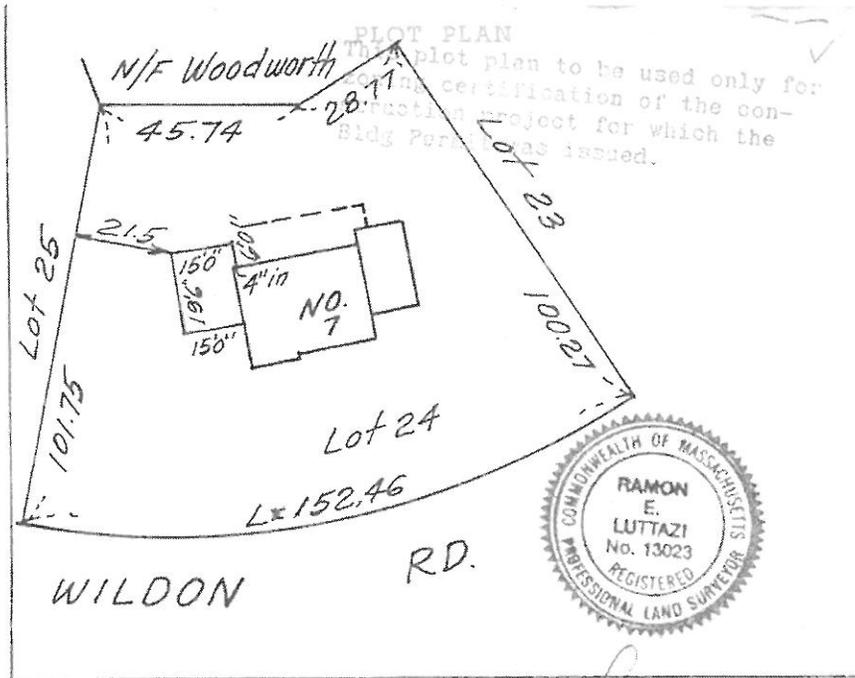
Distances:
Adjoining Bldgs. _____

Center of street _____

Front Yard _____ Rear Yard _____

Side Yard _____ Side Yard _____

Area of Lot _____



COMPLETE INSTRUCTIONS ON REVERSE SIDE
OF DUPLICATE COPY

Stamped & Signed By: Ramon Luttazi
Registered Engineer or Surveyor

Date Dec 7, 1985 Address 43 Savoy Rd. Needham

ORIGINAL

ADDRESS: 7 WILDON RD

PERMIT DATE: 5/12/2006

37510

OWNER: DONALD LABORNE

OWNER ADDRESS: 17 WILDON RD., WELLESLEY, MA

TYPE OF BUILDING: SINGLE FAMILY

LOT AREA/COVERAGE:

DESCRIPTION: NEW ROOF

BUILDER INFO: KENNETH FANTASIA/508-934-9050/150682/NO ADDRESS GIVEN/

ARCHITECT:

ARCHITECT ADDRESS:

ESTIMATED COST: 7,995

FEE PAID: 50

APPROVALS CASE NUMBER/DATE
WETLANDS:
ZBA:
HEIGHT CERT:
SMOKE LETTER:

INSPECTIONS	PERMIT NUMBER	ROUGH	FINAL
PLUMBING:			
GAS:			
WIRING:			

CONSTRUCTION INSPECTIONS	
EXCAVATION:	
AS BUILT/FOUND.:	
ROUGH:	
INSULATION:	
FINAL:	6/2/2006
CLOSED:	6/2/2006

CERTIFICATE OF OCCUPANCY:

CUSTOMER REQUESTED COPY



- Detail
- Overview
- Quick Find
- Collect
- Update Status
- Reactivate
- Estimate Fees
- Adjust Fees
- Misc Charges
- Copy
- Permit Alerts
- Property
- Paymt History
- Audit History
- Summary Prnt
- Insp Links
- Workflow

Application

Application 201103552 +1

Status C COMPLETE

Department BLDG - BUILDING DEPARTMENT

Project/Activity B060 ... RES: REPAIR Active

Description 1 REMOVE APPROX. 60 SQ. FT OF SIDING TO REPAIR ROTTED BOARDS,
Description 2 AND POSSIBLE ROTTED STUDS.SILL/REINSTALL CEDAR SHAKES

Applicant CSL - CONSTRUCTION SUPERVISOR

Estimated cost 2,000 Fees effective 11/14/2011

Owner 75174 ...
LABORNE, DONALD L JR & MARY C

Contractor

Business

Status code CLSD - CLOSED

Status memo

Assigned to ...

Permit B20092892

Property/Use	Legal Desc	Dates/Misc	Project Tracking	Permits
Parcel	078010	Seq 0		
Location	7 WILDON RD WELLESLEY MA			
Municipality	TOWN ... WELLESLEY			
Subdivision				
Lot/Section/Phase				
Between				
and				
Location desc	7 WILDON RD			

Existing use	101 ... 101 1-FAMILY
zoning	SR20 - SINGLE RESIDENCE DISTRICT 20
memo	
flood zone	...
Proposed use	101 ... 101 1-FAMILY
zoning	SR20 - SINGLE RESIDENCE DISTRICT 20
memo	
flood zone	...
Impervious surface	0

- Prerequisites
- Hazard/Restr
- Names
- Contractors
- Bonds
- Sub-Addr
- Text
- Plan Reviews
- Buffering
- Parking
- Septic
- Well
- Locations
- Find Related
- Find by Parcel
- Prior History
- Inspections
- Violations
- Dept/Board Reviews
- Open Items
- Warnings
- Special Conditions









Parcel Information:

Location: [7 Wildon Rd](#)
Parcel ID: 78-10- -
Class: 101 1-Family
Type: Residential
Lot Size: 11,288
Census: 0
Zoning: SR20-Single Residence
Survey #: 0

Assessed Values

2017 Market Value	
Land	\$686,000
Building	\$117,000
Other	\$0
Total	\$803,000

Assessment History

Year	Total Value
2017	\$803,000
2016	\$788,000
2015	\$759,000
2014	\$721,000
2013	\$667,000
2012	\$667,000
2011	\$568,000
2010	\$600,000
2009	\$656,000
2008	\$657,000
2007	\$657,000
2006	\$642,000
2005	\$574,000
2004	\$582,000
2003	\$562,000
2002	\$518,000
2001	\$444,000
2000	\$370,000
1999	\$343,000
1998	\$340,000
1997	\$357,000
1996	\$289,500

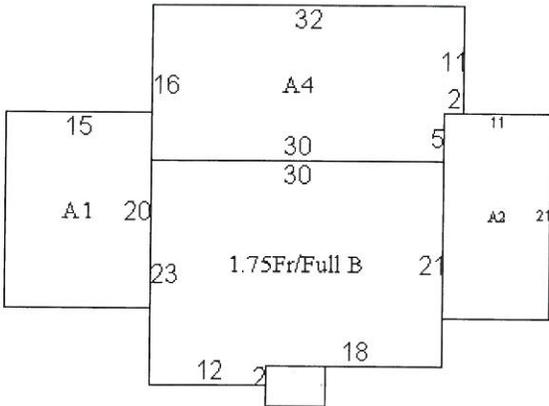
Owner Information

Name: LaBorne, Donald L, Jr & Mary C

Address: 17 Wildon Road
Wellesley, MA 02482

Notes: write up in folder rental MLS#70885838 - Mar 2009 \$2,250 rental MLS#72044852 - Jly 2015 \$2,500

Building Information



Frame	Wood	Basement	Full
Style	Cape Cod	Heating	Central Air
Stories	1.75	Heat Sys	Hot Water
Ext Walls	Frame	Fuel Type	Oil
Rooms	7	Attic	None
Beds	3	Condition	Average
Full Bath	1	Grade	C+
Half Bath		Traffic	L5
Extra Fix		Fireplaces	1
Rec Room	12 x20		
Fin Bsmt	none	Year Built	1940
Bsmt Gar	none	Year Remod	
Stacks	0	TLA	1,444

Area	Lower First	Second	Third	Area
Main				654
A1	1s Frame			300
A2	Frame Garage			231
A3	Open Frame Porch			24
A4	Wood Deck			502

Other Improvements

Code	Type	Qty	Length	Width	Grade	Condition	Adj
					none		

per 06 listing"English Cape;fireplaced LR;frm DR;fmly rm w/cathedral ceiling,skylights & bay window;Well-sited on lvl quarter acre"per rental 09"Full unfin.bsmt w/w & Notes: d;lots of storage;Newer roof; furnace;hot water heater & AC"

Land Description

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

Market

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR20-Single Residence	206	11288	1	L5

Sales Information

Date	Price	Vol	Page	Seller	Valid Code
4/21/2006	\$660,000	23596	293	Kalfin, Barbara J	Valid
10/1/1990	\$255,000	8770	101		Valid

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being unmarried, for consideration paid, and in full consideration of One Dollar (\$1.00)

grants to E. H. B. Monck

of 7 Wildon Road, Wellesley, Massachusetts,

with quitclaim covenants

the land with the buildings thereon, situated in WELLESLEY, Norfolk County, Massachusetts, being Lot 24 on a Plan by Gleason Engineering Company, dated July 15, 1939
[Description and encumbrances, if any]
recorded with Norfolk Deeds, Book 2244, Page 496, bounded and described on said Plan as follows:

Property Address: 7 Wildon Road, Wellesley, MA.

EASTERLY by Wildon Road, one hundred fifty-two and 46/100 (152.46) feet;

SOUTHWESTERLY by Lot 25, one hundred one and 75/100 (101.75) feet;

NORTHWESTERLY by land now or formerly of Leslie M. and Meud E. Woodworth, forty-five and 74/100 (45.74) feet;

SOUTHWESTERLY by said Woodworth land, twenty-eight and 77/100 (28.77) feet; and

NORTHERLY by Lot 23, one hundred and 27/100 (100.27) feet;

Containing 11,288 square feet of land, according to said Plan.

For title see Estate of Carroll L. Monck, Norfolk Probate No. 76F0252E1. See also deed dated October 10, 1969, recorded with Norfolk Deeds, Book 4627, Page 634.