

2 Checks
① - 25
① - 165

**PETITION TO THE ZONING BOARD OF APPEALS
TOWN OF GRAFTON, MASSACHUSETTS**

DATE: 8-3-18

I/We hereby petition your Board to conduct a public hearing and consider the granting of relief from under hardship resulting from literal enforcement of the protective Zoning Bylaw, by exercising your power to:

(Mark one)

- Review refusal of Selectman or others to grant a permit
- Grant a **VARIANCE** from the terms of the Zoning Bylaw SECTION 3.2.32.
- Grant a **SPECIAL PERMIT** for a specific use which is subject to the approval of your Board.

2018 AUG - 6 AM 8: 57
RECEIVED TOWN CLERK
GRAFTON, MA

ll

FOR LAND/BUILDINGS AT 4 Cheryl Dr.

TO ALLOW:

a 10x12 shed within the back & side set back on a pre-existing non-conforming lot. Looking for 7' relief on the rear setback and 12' relief on the side setback.

Please complete this **entire** section:

Location of property: _____ Tax Plan # 98 Plot # 64
 Zoning District in which the property is located: R20
 Title of Property in name of: Nancy Fillers
 Whose address is: 4 Cheryl Drive
 Deed recorded in Book # 33410, Page # 328
 Plan Book # 30, Plan # _____
 Signature of Petitioner: Daron Crouse
 Print Name Daron Crouse
 Address of Petitioner: same
 Phone Number of Petitioner: 508-887-1449



TOWN OF GRAFTON
 GRAFTON MEMORIAL MUNICIPAL CENTER
 30 PROVIDENCE ROAD
 GRAFTON, MASSACHUSETTS 01519
 (508) 839-5335 ext 1170 • FAX: (508) 839-4602
 www.grafton-ma.gov



TREASURER / COLLECTOR

Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input type="checkbox"/> Planning	_____	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

 Petitioner Name

 Petitioner Address

 City, State, Zip

 Phone

Nancy Fillis / Deran Crouse
 Property Owner / Applicant

4 Cheryl / Dr.
 Property Address

Grafton, MA
 City, State, Zip

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise	✓		
Disposal			
General Billing			✓

[Signature]
 Treasurer / Collector Signature

8/3/18
 Date

Town of Grafton General By-Laws

ARTICLE 26

LICENSES AND PERMITS OF DELINQUENT TAXPAYERS BY-LAW

a. The tax collector or other town official responsible for records of all town taxes, assessments, betterments and other town charges, hereinafter referred to as the tax collector, shall annually furnish to each department, board, commission or division, hereinafter referred to as the licensing authority, that issues licenses or permits including renewals and transfers, a list of any person, corporation, or business enterprise, hereinafter referred to as the party, that has neglected or refused to pay any town taxes, fees, assessments, betterments or other town charges for not less than a twelve month period, and that such party has not filed in good faith a pending application for an abatement of such tax or a pending petition before the appellate tax board.

b. The licensing authority may deny, revoke or suspend any license or permit, including renewals and transfers of any party whose name appears on said list furnished to the licensing authority from the tax collector, provided, however, that written notice is given to the party and the tax collector, as required by applicable provisions of law, and the party is given a hearing, to be held not earlier than fourteen days after said notice. Said list shall be prima facie evidence for denial, revocation or suspension of said license or permit to any party. The tax collector shall have the right to intervene in any hearing conducted with respect to such license denial, revocation or suspension. Any findings made by the licensing authority with respect to such license denial, revocation or suspension shall be made only for the purposes of such proceeding and shall not be relevant to or introduced in any other proceeding at law, except for any appeal from such license denial, revocation or suspension. Any license or permit denied, suspended or revoked under this section shall not be reissued or renewed until the licensing authority receives a certificate issued by the tax collector that the party is in good standing with respect to any and all town taxes, fees, assessments, betterments or other town charges, payable to the town as the date of issuance of said certificate.

c. Any party shall be given an opportunity to enter into a payment agreement, thereby allowing the licensing authority to issue a certificate indicating said limitations to the license or permit and the validity of said license shall be conditioned upon the satisfactory compliance with said agreement. Failure to comply with said agreement shall be grounds for the suspension or revocation of said license or permit; provided, however, that the holder be given notice and a hearing as required by applicable provisions of laws.

d. The Board of Selectmen may waive such denial, suspension or revocation if it finds that there is no direct or indirect business interest by the property owner, its officers or stockholders, if any, or member of his immediate family (as defined in General Law Chapter 268, Section 1) in the business or activity conducted in or on said property.

This By-Law shall not apply to the following licenses and permits: open burning, Section thirteen of Chapter forty-eight; of articles for charitable purposes, Section thirty-three of Chapter one hundred and one; children work permits; Section sixty-nine of Chapter one hundred and forty-nine; clubs, associations dispensing food or beverage licenses, Section twenty-one E of Chapter one hundred and forty; dog licenses, Section one hundred and thirty-seven of Chapter one hundred and forty; fishing, hunting, trapping licenses, Section twelve of Chapter one hundred and thirty-one; marriage licenses, Section twenty-eight of chapter two hundred and seven and theatrical events,

**ZONING BOARD OF APPEALS
TOWN OF GRAFTON, MASSACHUSETTS
APPLICATION FOR VARIANCE/SPECIAL PERMIT
INFORMATION FOR PETITIONERS**

1.) BASIS FOR APPEALS:

An appeal to the Board of Appeals may be taken by a person aggrieved by reason of his/her inability to obtain a permit from any administrative official under the provisions of Chapter 40A as amended by Chapter 808 of the General Laws, or by any officer of board of the Town, or by any person aggrieved by any order or decision of the Building Inspector of other administrative official in violation of any provisions of Chapter 40A, or any ordinances of bylaw adopted thereunder, or by any person seeking a Special Permit.

2.) WHEN APPEAL MAY BE TAKEN:

Any appeal of the Board of Appeals must be taken within thirty (30) days from the date of the order or decision being appealed or in the case of a Special Permit, within a reasonable time after written advisement of need for said permit.

3.) HOW APPEALS MAY BE TAKEN:

Any appeal to the Board of Appeals must be made by completing a Form of Appeal, as supplied by the Board, and filing two (2) copies of said form in the Office of the Town Clerk. Accompanying such filing shall include:

- I.** One copy of the Town of Grafton Tax Map(s) showing the subject property, the immediate abutting said property and all parcels next adjoining the land of the immediate abutters. (May be obtained in the office of the Board of Assessors or on-line at the Town of Grafton's web site www.grafton-ma.gov.)
- II.** A certified plot plan of the property, either prepared by an engineer or a registered land surveyor showing the location of buildings or structures to the lot lines including proposed buildings, with their locations on the lot. The names of the owners of abutting property should be shown also.
- III.** Listings of the names and addresses, as they appear on the most recent local list available in the Assessors' Office, of abutters, owners of land within three hundred (300) feet of the property lines. These listings must be certified by the Town Assessors.
- IV.** A Certificate of Good Standing must be signed off by the Treasurer/Collectors office and submitted with the application.
- V.** All applications shall be accompanied by a check, payable to the Town of Grafton in the amount of one hundred sixty five (\$165.00) dollars.

4.) FORM OF APPEALS:

All appeals must be in writing, in duplicate, and signed by the applicant or his attorney. These documents shall be filed in the Office of the Town Clerk of Grafton. One copy is to be sent to the Building Inspector and one copy to the Clerk of the Board of Appeals. A form for Appeal is attached hereto. A site plan of the property involved in the appeal must accompany the appeal.

5.) CONDITIONS TO BE MET FOR GRANTING A VARIANCE/SPECIAL PERMIT:

Before making formal application for a variance/special permit from the Town of Grafton Zoning Bylaws, you, the applicant, must be aware of the conditions that must be met before the Zoning Board of Appeals may act favorably upon your request.

- I. A hardship exists upon your land that requires you to apply for a variance.
Example: A ledge or rock condition exists upon your property which does not allow you to construct within the conformity of the bylaw. Financial hardship, by itself is not a reason for granting a variance.
- II. The condition affecting you property is incidental to that property and not generally affecting other parcels within your zoning district.
- III. A variance may be granted without substantial detriment to the public good. This is to say, for example, that excess traffic would not result by the granting of the variance, or that the rights of your neighbors would not be infringed upon.
- IV. A variance cannot substantially derogate from the intent and purpose of the bylaw. Varying a front yard setback from 30 – 10 ft. would be, in most instances, substantial derogation from the intent and purpose of the Town of Grafton Zoning Bylaws.

Your presentation before the Board should specifically relate to all four above prerequisites. If in doubt, contact an attorney before filing your appeal. If your appeal were denied then you would have to wait two (2) years before reapplying. It is best to be fully prepared at the time of the hearing.

6.) HEARINGS:

Legal Notices of the hearing will be published in the Grafton News 2 weeks prior to the hearing date. Legal notices will also be sent to the applicant, abutters and to such other persons as the Board deems to be interested parties. The applicant may appeal in person or be represented by an attorney. The applicant will be given an opportunity to present witnesses, evidence, and persons appearing in opposition will also be given an opportunity to be heard. No cross-examination of the witnesses will be allowed except at the discretion of the Board. The Board may in its discretion permit arguments at the close of the evidence.

7.) Representation and Appearance before the Board

Applicants for relief must appear at the hearing either in person or by way of an "Authorized Representative". An Authorized Representative means the following:

For Applicants who are Individual Property Owners

Applicants who are individual property owners may allow an engineer, architect, contractor or other person to appear before the Board on their behalf provided that the Individual Property Owner has sent a letter to the Board in advance of the hearing identifying the engineer, architect, contractor or other person as their authorized representative.

For Applicants who are Corporate Property Owners (e.g. corporations and LLCs)

An applicant that is a corporate entity may appear before the Board if it is represented by any of the following:

- 1.) An attorney licensed to practice law in the Commonwealth of Massachusetts.
- 2.) A corporate officer (e.g. President, Treasurer or Clerk) provided that the person purporting to be a corporate officer produces evidence of such executive status in the form of a corporate vote of the board of directors or a copy of corporation's annual report on file with the Massachusetts Secretary of the Commonwealth.
- 3.) A non-executive employee or an engineer, architect, contractor or other person provided that the corporate entity sends a letter to the Board in advance of the hearing designating such non-executive employee, engineer, architect, contractor or other person as the corporate entity's designated agent authorized to act on behalf of the corporate entity. However, all letters from corporate entities must be signed by a corporate officer (e.g. President, Treasurer or Clerk in the case of a corporation or the Manager in the case of a limited liability company).

8.) DECISION:

The applicant will be notified, in writing, of the decision of the Board. The decision will also be mailed to all abutters and interested parties.



Property Information

Property ID 110/098.0-0000-0064.0
 Location 4 CHERYL DRIVE
 Owner FILLERS NANCY L



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Town of Grafton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 4/1/2018
 Properties updated 4/1/2018

RECEIVED

AUG - 6 2018

Please Return
to Katrina
ZBA

GRAFTON
ASSESSORS

BOARD OF ASSESSORS
REQUEST FOR ABUTTERS LIST

Date of request: 8-3-18 Date list needed: _____

Name of Person Requesting List: Doran Crouse

Phone #: 508-887-1449

Name of Property Owner: Nancy Fillers / Doran Crouse

Street Address of Property Owner: 4 Cheryl Dr Grafton MA 01519

Map: 98 Block: _____ Lot: 64

Reason for list: _____ ZBA Hearing _____

Hearing before Zoning Board of Appeals	<input checked="" type="radio"/> yes	<input type="radio"/> no
Hearing before Planning Board	<input type="radio"/> yes	<input type="radio"/> no
Hearing before Conservation Commission	<input type="radio"/> yes	<input type="radio"/> no

Other: _____

REASON FOR HEARING

Variance	<input type="radio"/>	Scenic Road	<input type="radio"/>	Title V	<input type="radio"/>
Special Permit	<input type="radio"/>	Sub-division	<input type="radio"/>		

Other: _____

RADIUS FOR ABUTTERS: (check one)

Immediate: 100 ft. 200 ft. 300 ft.

Two sets of Labels will be provided if needed: yes no

(Planning Board and Zoning Board of Appeals require 2 sets of labels)

Office Use only

Date List Prepared: 8-6-18 Address Labels Prepared: 8-6-18

Fee Charged: \$ 25.00 Amount Paid: \$ 25.00 Date: 8-6-18

Check # 0825 Cash \$ _____ Money Order # _____

FLYNN CONELIUS J
 TAYLOR MAUREEN A
 5 CEDAR HILL DRIVE
 GRAFTON, MA 01519

WAJER KEVIN
 WAJER ERIN F
 94 PLEASANT STREET
 GRAFTON, MA 01519

MORSE ROBERT J
 MORSE PATRICIA A C
 2 SUNRISE AVENUE
 GRAFTON, MA 01519

LEROUX STEPHEN J
 8 SUNRISE AVENUE
 GRAFTON, MA 01519

DUJNIC CHERYL LEE TRUSTEE
 THE 93 PLEASANT STREET NOMINEE TRU
 93 PLEASANT STREET
 GRAFTON, MA 01519

CONLON BRYAN MICHAEL
 CONLON KAYLEIGH MARIE
 99 PLEASANT STREET
 GRAFTON, MA 01519

O'CONNELL PATRICK A
 O'CONNELL DALE A
 6 CHERYL DRIVE
 GRAFTON, MA 01519

MISTERKA ROBERT M & MARY L
 TRUSTEES
 MISTERKA LIVING TRUST
 11 CHERYL DRIVE
 GRAFTON, MA 01519

LAVERTY JENNIFER
 GALLO PATRICIA
 7 CHERYL DRIVE
 GRAFTON, MA 01519

CHIN YUNG K
 31 WEST SAUGERTIES ROAD
 SAUGERTIES, NY 12477

ELITE HOME BUILDERS LLC
 1 GOLDEN COURT
 WESTBOROUGH, MA 01581

KAUFMAN TRACY B & LEE T TRUSTEES
 T & L KAUFMAN REVOCABLE TRUST
 96 PLEASANT STREET
 GRAFTON, MA 01519

LACROIX LOUIS F JR
 LACROIX CHRISTINE L
 4 SUNRISE AVENUE
 GRAFTON, MA 01519

WILLAR KEITH M
 WILLAR STACY
 3 SUNRISE AVENUE
 GRAFTON, MA 01519

POLSINELLI ROBERT F
 POLSINELLI DARCY K
 95 PLEASANT STREET
 GRAFTON, MA 01519

MOLLO JOHN P
 MOLLO LISA A
 2 CHERYL DRIVE
 GRAFTON, MA 01519

YOEUNG KIM
 8 CHERYL DRIVE
 GRAFTON, MA 01519

CANDELA SUSAN A LIFE ESTATE
 CANDELA ADAM J & MERCURIO ALYSON
 9 CHERYL DRIVE
 GRAFTON, MA 01519

WAITKEVICH KENNETH A
 WAITKEVICH JENNIFER M
 6 SPANISH RIVER ROAD
 GRAFTON, MA 01519

BRADY TIMOTHY F & CAROLYN L
 TRUSTEES
 TIMOTHY F BRADY SR FAMILY TRUST
 3 CHERYL DRIVE
 GRAFTON, MA 01519

BUI MICHAEL THANH
 BUI LYNN THUY
 92 PLEASANT STREET
 GRAFTON, MA 01519

HENDERSON MICHAEL G
 90 PLEASANT STREET
 GRAFTON, MA 01519

JOHNSON JOAN M
 JOHNSON RAYMOND
 6 SUNRISE AVENUE
 GRAFTON, MA 01519

WASKO JOSEPH A
 JANDA-WASCO MICHELLE L
 91 PLEASANT STREET
 GRAFTON, MA 01519

CARIGNAN JAMES A
 97 PLEASANT STREET
 GRAFTON, MA 01519

FILLERS NANCY L
 4 CHERYL DRIVE
 GRAFTON, MA 01519

SPRING JOHN N
 SPRING ANN J
 10 CHERYL DRIVE
 GRAFTON, MA 01519

PARLANTE CHRISTOPHER R
 PARLANTE CAROL A
 8 SPANISH RIVER ROAD
 GRAFTON, MA 01519

DAVIS WILLIAM J & DIANNE B TRUSTEES
 DAVIS LIVING TRUST
 5 CHERYL DRIVE
 GRAFTON, MA 01519

MARANDA CATHY S
 MARANDA BRIAN
 10 SUNRISE AVENUE
 GRAFTON, MA 01519

4 Cheryl Drive
Map 98, Lot 64

Tammy Kalnowski
Tammy Kalnowski, Office Manager

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
110/090.0-0000-0106.0	5 CEDAR HILL DRIVE	FLYNN CONELIUS J	TAYLOR MAUREEN A	5 CEDAR HILL DRIVE	GRAFTON	MA	01519	73	55
110/097.0-0000-0022.A	MILLSTONE DRIVE	ELITE HOME BUILDERS LLC		1 GOLDEN COURT	WESTBOROUGH	MA	01581	56133	274
110/098.0-0000-0002.H	92 PLEASANT STREET	BUI MICHAEL THANH	BUI LYNN THUY	92 PLEASANT STREET	GRAFTON	MA	01519	54937	397
110/098.0-0000-0002.I	94 PLEASANT STREET	WAJER KEVIN	WAJER ERIN F	94 PLEASANT STREET	GRAFTON	MA	01519	24095	210
110/098.0-0000-0002.J	96 PLEASANT STREET	KAUFMAN TRACY B & LEE T TRUSTEES	T & L KAUFMAN REVOCABLE TRUST	96 PLEASANT STREET	GRAFTON	MA	01519	58372	155
110/098.0-0000-0003.0	90 PLEASANT STREET	HENDERSON MICHAEL G		90 PLEASANT STREET	GRAFTON	MA	01519	36928	219
110/098.0-0000-0004.0	2 SUNRISE AVENUE	MORSE ROBERT J	MORSE PATRICIA A C	2 SUNRISE AVENUE	GRAFTON	MA	01519	7644	249
110/098.0-0000-0009.0	4 SUNRISE AVENUE	LACROIX LOUIS F JR	LACROIX CHRISTINE L	4 SUNRISE AVENUE	GRAFTON	MA	01519	12571	366
110/098.0-0000-0010.0	6 SUNRISE AVENUE	JOHNSON JOAN M	JOHNSON RAYMOND	6 SUNRISE AVENUE	GRAFTON	MA	01519	49577	160
110/098.0-0000-0011.0	8 SUNRISE AVENUE	LEROUX STEPHEN J		8 SUNRISE AVENUE	GRAFTON	MA	01519	48453	258
110/098.0-0000-0052.0	3 SUNRISE AVENUE	WILLAR KEITH M	WILLAR STACY	3 SUNRISE AVENUE	GRAFTON	MA	01519	36597	47
110/098.0-0000-0054.0	91 PLEASANT STREET	WASKO JOSEPH A	JANDA-WASCO MICHELLE L	91 PLEASANT STREET	GRAFTON	MA	01519	52156	171
110/098.0-0000-0055.0	93 PLEASANT STREET	DUJNIC CHERYL LEE TRUSTEE	THE 93 PLEASANT STREET NOMINEE TRU	93 PLEASANT STREET	GRAFTON	MA	01519	55763	358
110/098.0-0000-0056.0	95 PLEASANT STREET	POLSINELLI ROBERT F	POLSINELLI DARCY K	95 PLEASANT STREET	GRAFTON	MA	01519	56391	387
110/098.0-0000-0057.0	97 PLEASANT STREET	CARIGNAN JAMES A		97 PLEASANT STREET	GRAFTON	MA	01519	33482	399
110/098.0-0000-0058.0	99 PLEASANT STREET	CONLON BRYAN MICHAEL	CONLON KAYLEIGH MARIE	99 PLEASANT STREET	GRAFTON	MA	01519	52489	62
110/098.0-0000-0063.0	2 CHERYL DRIVE	MOLLO JOHN P	MOLLO LISA A	2 CHERYL DRIVE	GRAFTON	MA	01519	9597	196
110/098.0-0000-0064.0	4 CHERYL DRIVE	FILLERS NANCY L		4 CHERYL DRIVE	GRAFTON	MA	01519	33410	328
110/098.0-0000-0065.0	6 CHERYL DRIVE	O'CONNELL PATRICK A	O'CONNELL DALE A	6 CHERYL DRIVE	GRAFTON	MA	01519	12871	098
110/098.0-0000-0066.0	8 CHERYL DRIVE	YOEUNG KIM		8 CHERYL DRIVE	GRAFTON	MA	01519	14419	309
110/098.0-0000-0067.0	10 CHERYL DRIVE	SPRING JOHN N	SPRING ANN J	10 CHERYL DRIVE	GRAFTON	MA	01519	39191	21
110/098.0-0000-0075.0	11 CHERYL DRIVE	MISTERKA ROBERT M & MARY L TRUSTEES	MISTERKA LIVING TRUST	11 CHERYL DRIVE	GRAFTON	MA	01519	54753	218
110/098.0-0000-0077.0	9 CHERYL DRIVE	CANDELA SUSAN A LIFE ESTATE	CANDELA ADAM J & MERCURIO ALYSON	9 CHERYL DRIVE	GRAFTON	MA	01519	45830	233
110/098.0-0000-0078.0	8 SPANISH RIVER ROAD	PARLANTE CHRISTOPHER R	PARLANTE CAROL A	8 SPANISH RIVER ROAD	GRAFTON	MA	01519	43536	43
110/098.0-0000-0079.0	7 CHERYL DRIVE	LAVERTY JENNIFER	GALLO PATRICIA	7 CHERYL DRIVE	GRAFTON	MA	01519	54096	236
110/098.0-0000-0080.0	6 SPANISH RIVER ROAD	WAITKEVICH KENNETH A	WAITKEVICH JENNIFER M	6 SPANISH RIVER ROAD	GRAFTON	MA	01519	32456	254
110/098.0-0000-0081.0	5 CHERYL DRIVE	DAVIS WILLIAM J & DIANNE B TRUSTEES	DAVIS LIVING TRUST	5 CHERYL DRIVE	GRAFTON	MA	01519	57872	151
110/098.0-0000-0082.0	4 SPANISH RIVER ROAD	CHIN YUNG K		31 WEST SAUGERTIES ROAD	SAUGERTIES	NY	12477	34602	39
110/098.0-0000-0083.0	3 CHERYL DRIVE	BRADY TIMOTHY F & CAROLYN L TRUSTEES	TIMOTHY F BRADY SR FAMILY TRUST	3 CHERYL DRIVE	GRAFTON	MA	01519	22443	223
110/098.0-0000-0084.0	2 SPANISH RIVER ROAD	MARANDA CATHY S	MARANDA BRIAN	10 SUNRISE AVENUE	GRAFTON	MA	01519	55974	88

Residential Property Record Card

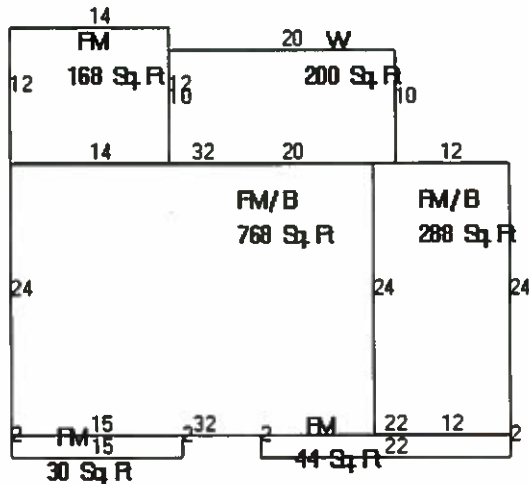
Parcel ID: 110/098.0-0000-0064.0 MAP: 098.0 BLOCK: 0000 LOT: 0064.0 Parcel Address: 4 CHERYL DRIVE FY: 2018

PARCEL INFORMATION		Use-Code: 101	Sale Price: 334,000	Book: 33410	Road Type: T	Inspect Date: 10/19/2016
Owner: FILLERS NANCY L	Tax Class: T	Sale Date: 04/28/2004	Page: 328	Rd Condition: P	Meas Date: 10/19/2016	
Address: 4 CHERYL DRIVE GRAFTON MA 01519	Tot Fin Area: 1298	Sale Type: P	Cert/Doc:	Traffic: L	Entrance: X	
	Tot Land Area: 0.287	Sale Valid: Y	Grantor: VIOLETTE ROBERT D	Water: PS	Collect Id: AS	
	Sewer:	Grantor:		Sewer: SW	Inspect Reas: C	
	Exempt-B/L%	Resid-B/L% 100/100	Comm-B/L% 0/0	Indust-B/L% 0/0	Open Sp-B/L% 0/0	

RESIDENCE INFORMATION			
Style: SL	Tot Rooms: 5	Main Fn Area: 1298	Attic: N
Story Height: 1.00	Bedrooms: 3	Up Fn Area:	Bsmt Area: 1056
Roof: G	Full Baths: 2	Add Fn Area:	Fn Bsmt Area: 500
Ext Wall: AV	Half Baths:	Unfin Area:	Bsmt Grade:
Masonry Trim:	Ext Bath Fix: 1	Tot Fin Area: 1298	Foundation: CN
Qual: T	RCNLD: 158934	Kitch Qual: T	Eff Yr Built: 1977
Mkt Adj:	Heat Type: HW	Ext Kitch:	Year Built: 1977
Sound Value:	Fuel Type: G	Grade: A	Cost Bldg: 158,900
Fireplace: 2	Bsmt Gar Cap: 1	Condition: A	Att Str Val1:
Central AC: N	Bsmt Gar SF:	Pct Complete:	Att Str Val2:
Att Gar SF:	%Good P/F/E/R: ///69		
Porch Type	Porch Area	Porch Grade Factor	
W	200		

LAND INFORMATION								
NBHD CODE: 2	NBHD CLASS: 3	ZONE: R2						
Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class
1	P	101	S	12500		N	126,140	
VALUATION INFORMATION								
Current Total:	285,000	Bldg:	158,900	Land:	126,100	MktLnd:	126,100	
Prior Total:	298,500	Bldg:	179,800	Land:	118,700	MktLnd:	118,700	

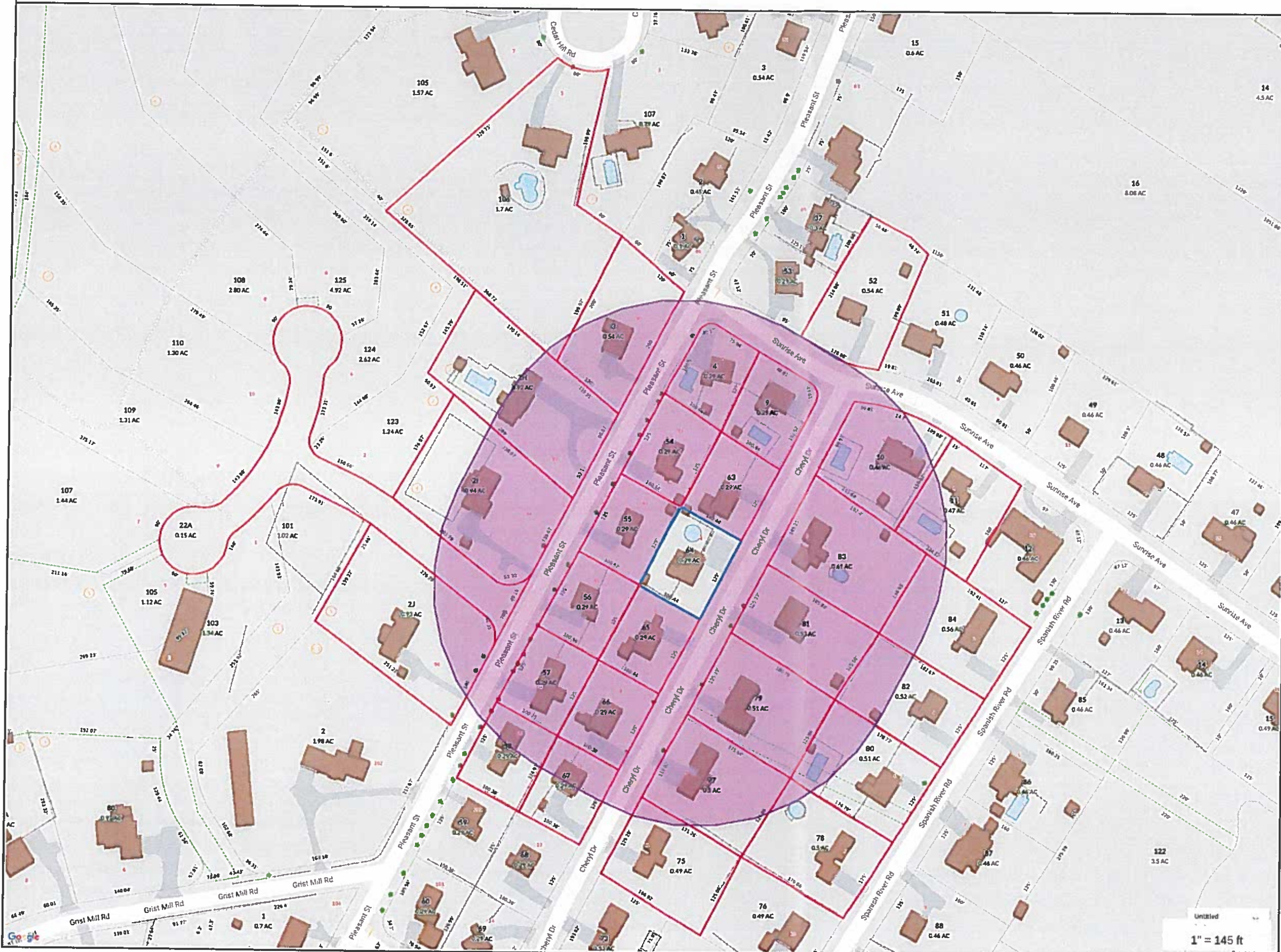
Sketch



Photo



4 CHERYL DRIVE



Property Information
 Property ID 110/098.0-0000-0064.0
 Location 4 CHERYL DRIVE
 Owner FILLERS NANCY L



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Town of Grafton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 4/1/2018
 Properties updated 4/1/2018

Untitled
 1" = 145 ft