

DRAFT SEWER BETTERMENTS PLAN

WEST ACTON CENTER SEWER PROJECT

ACTON, MA
10/22/2019

Land Parcel	Property Parcel	Address Number	Street	Owner	Lot Size (Acres)	Lot Size (SF)	Building Area (SF)	Res Area (SF)	Land Use Code Description	Zoning	Current Use for SBU Determination	Manual Entry	SBU	SBU Cost Range	Comments
Bettered Area															
F2A-8	F2A-8	165	ARLINGTON ST	CORBETT DAVID C	0.63	27,600	7,317	3,234	Single Family	Single Family	Single Family		1	\$34,000 - \$39,000	
F2A-10	F2A-10	169	ARLINGTON ST	SACHAR JOSHUA	0.47	20,643	3,952	1,908	Single Family	Single Family	Single Family		1	\$34,000 - \$39,000	
F2-22	F2-22	170	ARLINGTON ST	MOONEY ALAN	0.75	32,670	3,566	1,810	Single Family	Single Family	Single Family		1	\$34,000 - \$39,000	
F2A-22	F2A-22	174	ARLINGTON ST	NAPOLI THOMAS	1.01	44,000	6,290	2,865	Single Family	Single Family	Single Family		1	\$34,000 - \$39,000	
F2A-14	F2A-14	175	ARLINGTON ST	LIN MIN-CHENG	0.50	21,745	4,246	2,648	Single Family	Single Family	Single Family		1	\$34,000 - \$39,000	
F2A-22-1	F2A-22-1	182	ARLINGTON ST	ATHERTON JOHN S	1.65	71,918	5,293	2,823	Single Family	Single Family	Single Family		1	\$34,000 - \$39,000	
F2A-21	F2A-21	195	ARLINGTON ST	MARDEN KURT M	0.29	12,502	3,786	2,134	Two-Family	Single Family	Multi-Family	1.34	1.34	\$45,560 - \$52,260	4 Bed - Assume (2) 2-bed
F2A-29	F2A-29	198	ARLINGTON ST	WILLIAMS CHRIS	0.71	30,928	2,736	1,728	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2A-20-2	F2A-20-2	205	ARLINGTON ST	REAGAN RONALD J	0.76	33,197	4,531	2,538	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2A-29-1	F2A-29-1	210	ARLINGTON ST	SAHA BISHAWJIT	0.49	21,532	2,748	1,152	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2A-20-3	F2A-20-3	211	ARLINGTON ST	WANG YAN	0.53	23,257	5,844	3,206	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2A-20	F2A-20	215	ARLINGTON ST	MALICK ELEANOR	0.41	17,651	4,513	2,159	Two-Family	Single Family	Multi-Family	1.34	1.34	\$45,560 - \$52,260	Assume (1) 2-bed, (1) 1-bed
F2A-35	F2A-35	219	ARLINGTON ST	MORSE KAREN J	0.34	14,828	5,280	2,777	Three-Family	Single Family	Multi-Family	2.34	2.34	\$79,560 - \$91,260	Assume (2) 2-bed, (1) 3-bed
F2A-53	F2A-53	220	ARLINGTON ST	RICHARDT ANDREW D	0.35	15,163	3,524	2,041	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2A-34	F2A-34	221	ARLINGTON ST	PANDA MANAS R	0.25	10,799	4,696	2,445	Two-Family	Single Family	Multi-Family	1.67	1.67	\$56,780 - \$65,130	Assume (1) 2-bed, (1) 3-bed
F2A-29-10	F2A-29-10	226	ARLINGTON ST	PHILBRICK SCOTT D	1.20	52,272	5,995	2,748	Single Family	Village	Single Family		1.00	\$34,000 - \$39,000	
F2A-46	F2A-46	227	ARLINGTON ST	HARTMAN WILLIAM G	0.34	15,024	3,772	1,750	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2A-70	F2A-70	232	ARLINGTON ST	SUN TAO	0.00	0	2,712	1,908	Condo NL MDL-05	Village	Condo/Land Only	0.00	0.00	\$ - \$	3-bed Condo
F2A-70-M	F2A-70-M	ARLINGTON ST	WEST ACTON CORNER CON	0.84	36,590	0	0	Other, Open Space	Village	Condo/Land Only	0.00	0.00	\$ - \$	Condo Main - No SBUs	
F2A-71	F2A-71	230	ARLINGTON ST	BARNES CHARLES A	0.00	0	3,478	1,954	Condo NL MDL-05	Village	Multi-Family		1.00	\$34,000 - \$39,000	3-bed Condo
F2A-83	F2A-83	17	SPRUCE ST	HUNT EILEEN BURKE	0.00	0	4,044	2,207	Condo NL MDL-05	Village	Multi-Family		1.00	\$34,000 - \$39,000	3-bed Condo
F2A-83-1	F2A-83-1	19	SPRUCE ST	BERTOLINO JEROME S	0.00	0	3,942	2,084	Condo NL MDL-05	Village	Multi-Family		1.00	\$34,000 - \$39,000	3-bed Condo
F2A-83-2	F2A-83-2	21A	SPRUCE ST	ZENG CAPITAL LLC	0.00	0	1,250	600	RTL CONDO MDL-06	Village	Business	0.31	0.31	\$10,540 - \$12,090	Business with No Lot Size - Used Bldg Area/Denom
F2A-83-3	F2A-83-3	21B	SPRUCE ST	KAZAKOV SERGEY	0.00	0	1,345	1,345	Condo NL MDL-05	Village	Multi-Family	0.67	0.67	\$22,780 - \$26,130	2-bed Condo
F2A-83-4	F2A-83-4	23A	SPRUCE ST	TRACIA WILLIAM A	0.00	0	1,250	600	RTL CONDO MDL-06	Village	Business	0.31	0.31	\$10,540 - \$12,090	Business with No Lot Size - Used Bldg Area/Denom
F2A-83-5	F2A-83-5	23B	SPRUCE ST	ZHANG LIPING	0.00	0	1,433	1,433	Condo NL MDL-05	Village	Multi-Family	0.67	0.67	\$22,780 - \$26,130	2-bed Condo
F2A-83-6	F2A-83-6	25A	SPRUCE ST	BENHARBONE TATIANA	0.00	0	1,250	600	RTL CONDO MDL-06	Village	Business	0.31	0.31	\$10,540 - \$12,090	Business with No Lot Size - Used Bldg Area/Denom
F2A-83-7	F2A-83-7	25B	SPRUCE ST	HORSBURGH GWYNN M	0.00	0	1,350	1,350	Condo NL MDL-05	Village	Multi-Family	0.67	0.67	\$22,780 - \$26,130	2-bed Condo
F2A-45	F2A-45	235	ARLINGTON ST	LOCKE CYNTHIA E	0.40	17,624	2,847	1,274	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2A-44	F2A-44	239	ARLINGTON ST	KLINGER MICHAEL L	0.34	14,732	4,694	2,358	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2A-81	F2A-81	240	ARLINGTON ST	BOTTOS CASSIANI N	0.45	19,641	5,821	5,821	Discount Stores, Junior	Village	Business	3.44	3.44	\$116,960 - \$134,160	
F2A-61	F2A-61	241	ARLINGTON ST	LR PROPERTIES LLC	0.29	12,645	2,761	2,383	Postal	Village	Business	2.21	2.21	\$75,140 - \$86,190	Post Office
F2A-60	F2A-60	245	ARLINGTON ST	GREAT SPACES VENTURES	0.25	10,868	3,292	3,232	Discount Stores, Junior	Village	Business	1.90	1.90	\$64,600 - \$74,100	
F2A-79	F2A-79A	250	ARLINGTON ST	SMITH ADAM W C	0.20	8,712	2,328	1,092	Condo NL MDL-05	Village	Condo/Land Only	0.67	0.67	\$22,780 - \$26,130	2 Bedroom Condo
F2A-79-M	F2A-79-M	250-252	ARLINGTON ST	ARLINGTON STREET CONDO	0.21	9,148	0	0	Other, Open Space	Village	Condo/Land Only	0.00	0.00	\$ - \$	Condo Main - No SBUs
F2A-79B	F2A-79B	252	ARLINGTON ST	MADDOX MARY PRICE	0.20	8,712	2,328	1,092	Condo NL MDL-05	Village	Multi-Family	0.67	0.67	\$22,780 - \$26,130	2 Bedroom Condo
F2A-51	F2A-51	251	ARLINGTON ST	251 ARLINGTON STREET LL	0.60	26,062	3,080	2,720	Eating & Drinking	Village	Business	4.56	4.56	\$155,040 - \$177,840	Orange Door Kitchen
F2A-66	F2A-66	253	ARLINGTON ST	MARY ROSE REALTY LLC	0.13	5,445	2,380	1,804	Discount Stores, Junior	Village	Business	0.95	0.95	\$32,300 - \$37,050	Margo's Hair & Body Design
F2A-65	F2A-65-12	255	ARLINGTON ST	BHATIA VISHAL	0.00	0	1,344	896	Condo NL MDL-05	Village	Multi-Family	0.67	0.67	\$22,780 - \$26,130	2 Bedroom Condo
F2A-65-11	F2A-65-11	257	ARLINGTON ST	ORENBERG MARC TRUSTEE	0.00	0	1,344	896	Condo NL MDL-05	Village	Multi-Family	0.67	0.67	\$22,780 - \$26,130	2 Bedroom Condo
F2A-65-10	F2A-65-10	259	ARLINGTON ST	CAMPBELL JACQUELYN T	0.00	0	1,344	896	Condo NL MDL-05	Village	Multi-Family	0.67	0.67	\$22,780 - \$26,130	2 Bedroom Condo
F2A-65-9	F2A-65-9	261	ARLINGTON ST	MEHIGAN MICHAEL	0.00	0	1,344	896	Condo NL MDL-05	Village	Multi-Family	0.67	0.67	\$22,780 - \$26,130	2 Bedroom Condo
F2A-65-8	F2A-65-8	281	ARLINGTON ST	WILMINGTON SAVINGS FUN	0.00	0	1,620	1,080	Condo NL MDL-05	Village	Multi-Family	0.67	0.67	\$22,780 - \$26,130	2 Bedroom Condo
F2A-65-M 1	F2A-65-M 1	255-281	ARLINGTON ST	WEST ACTON VILLAGE TOW	0.77	33,541	0	0	Other, Open Space	Village	Condo/Land Only	0.00	0.00	\$ - \$	Condo Main - No SBUs
F2A-65-3	F2A-65-3	291	CENTRAL ST	KUTIK ANDREI	0.00	0	1,377	918	Condo NL MDL-05	Village	Multi-Family	0.67	0.67	\$22,780 - \$26,130	2 Bedroom Condo
F2A-65-2	F2A-65-2	293	CENTRAL ST	SHEEHAN DENNIS J	0.00	0	1,344	896	Condo NL MDL-05	Village	Multi-Family	0.67	0.67	\$22,780 - \$26,130	2 Bedroom Condo
F2A-65-1	F2A-65-1	295	CENTRAL ST #1	FIORENTINO FRANK J	0.00	0	1,428	952	Condo NL MDL-05	Village	Multi-Family	0.67	0.67	\$22,780 - \$26,130	2 Bedroom Condo
F2A-65-4	F2A-65-4	289	CENTRAL ST #4C	BHATIA VISHAL	0.00	0	1,296	864	Condo NL MDL-05	Village	Multi-Family	0.67	0.67	\$22,780 - \$26,130	2 Bedroom Condo
F2A-65-5	F2A-65-5	287	CENTRAL ST #5C	YOUSEFIAN CHARIS D	0.00	0	1,377	918	Condo NL MDL-05	Village	Multi-Family	0.67	0.67	\$22,780 - \$26,130	2 Bedroom Condo
F2A-65-6	F2A-65-6	285	CENTRAL ST #6C	ELLIS LARA C	0.00	0	1,152	768	Condo NL MDL-05	Village	Multi-Family	0.67	0.67	\$22,780 - \$26,130	2 Bedroom Condo
F2A-65-7	F2A-65-7	283	CENTRAL ST #7C	TOMASELO JILL	0.00	0	1,620	1,080	Condo NL MDL-05	Village	Multi-Family	0.67	0.67	\$22,780 - \$26,130	2 Bedroom Condo
F2A-69	F2A-69	267	ARLINGTON ST	AVERY CHRISTY B TRUSTEE	1.01	43,996	6,028	2,864	Four to Eight Units	Single Family	Multi-Family	4.02	4.02	\$136,680 - \$156,780	3 2-bed, 1 1-bed, 2 2-bed (2 Buildings)
F2A-99	F2A-99	276	ARLINGTON ST	BECHTEL STEPHANIE	0.40	17,276	3,473	1,662	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2A-84	F2A-115	284	ARLINGTON ST	HARDY ANNE BAGLEY	0.66	28,570	5,744	2,785	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2A-115	F2A-108	278	ARLINGTON ST	SMITH DONALD G	0.32	13,961	5,718	2,770	Three-Family	Single Family	Multi-Family	2.01	2.01	\$68,340 - \$78,390	Assume (1) 2-bed (2) 1-bed
F2A-108	F2A-84	285	ARLINGTON ST	SCHMIDT DAVID L	0.93	40,515	4,711	2,999	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2-75-23	F2-75-23	2	CEDAR TERR	MENDELSON ROBERT B	1.19	51,836	5,205	2,844	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2-75-24	F2-75-24	4	CEDAR TERR	LIU YING TRUSTEE	1.46	63,598	5,669	2,764	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2B-48-1	F2B-77	204	CENTRAL ST	KEITH NANCY L	1.00	43,560	4,066	2,248	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2B-76	F2B-76	206	CENTRAL ST	CHAAND AKSHAY	0.20	8,847	5,378	2,724	Two-Family	Single Family	Multi-Family	2.00	2.00	\$68,000 - \$78,000	Assume (2) 3-bed
F2B-78	F2B-78	207	CENTRAL ST	COOPER CHRISTOPHER	0.35	15,067	6,597	3,356	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2B-67	F2B-67	211	CENTRAL ST	DOYLE THOMAS J	0.47	20,682	3,127	1,789	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2B-59	F2B-59	216	CENTRAL ST	HARRISON HELEN E	0.20	8,699	2,185	1,661	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2B-60	F2B-60	217	CENTRAL ST	FLANZER KIMBERLY M RUS	0.38	16,335	8,137	3,554	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2B-58	F2B-58	220	CENTRAL ST	RYAN MICHAEL B	0.17	7,314	2,904	1,566	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2B-51	F2B-51	221	CENTRAL ST	FOLEY KATHLEEN A	0.25	10,999	6,792	3,942	Four to Eight Units	Single Family	Multi-Family	2.68	2.68	\$91,120 - \$104,520	Assume (2) 1-bed, (2) 2-bed
F2B-50	F2B-50	224	CENTRAL ST	ATENAP REALTY TRUST	0.07	3,006	0	0	Undevelopable	Single Family	Undevelopable	0.00	0.00	\$ - \$	Parking Area - Area Included in Parcel F2B-41
F2B-43	F2B-43	233	CENTRAL ST	KLASSON KARL H TRUSTEE	0.25	10,781	4,393	2,390	Two-Family	Single Family	Multi-Family	1.34	1.34	\$45,560 - \$52,260	Assume (2) 2-bed
F2B-37	F2B-37	236	CENTRAL ST												

DRAFT SEWER BETTERMENTS PLAN

WEST ACTON CENTER SEWER PROJECT

ACTON, MA
10/22/2019

Land Parcel	Property Parcel	Address Number	Street	Owner	Lot Size (Acres)	Lot Size (SF)	Building Area (SF)	Res Area (SF)	Land Use Code Description	Zoning	Current Use for SBU Determination	Manual Entry	SBU	SBU Cost Range	Comments
F2-107	F2-107	459	MASS AV	WINDERS DAVID J	0.92	40,114	3,772	2,076	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2-107-1	F2-107-1	461	MASS AV	WINDERS DAVID J	0.96	41,761	4,582	1,927	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2-106-5	F2-106-5	463	MASS AV	LOCKLIN RONALD M TRUST	1.93	83,918	5,037	2,920	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2-106-4	F2-106-4	465	MASS AV	JANOSCHEK ROBERT S A &	1.84	80,063	4,732	2,622	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2-106-3	F2-106-3	467	MASS AV	GIEBEL JONATHAN	1.00	43,608	5,290	2,922	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2-106-2	F2-106-2	469	MASS AV	GARCIA-GIORGANA RODRIG	0.90	39,413	4,693	2,801	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2-114	F2-114	470	MASS AV	H & K BOYLE 470 LLC	0.82	35,632	5,994	3,534	Funeral Homes	Single Family	Business	3.56	3.56	\$121,040 - \$138,840	Funeral Home (FAR = 0.4 for Res)
F2-106	F2-106	471	MASS AV	MOORE AARON W	0.90	39,104	8,864	5,112	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2-113	F2-113	474	MASS AV	H & K BOYLE 470 LLC	0.46	19,998	0	0	Funeral Homes	Single Family	Business	2.00	2.00	\$68,000 - \$78,000	Funeral Home (FAR = 0.4 for Res)
F2-106-1	F2-106-1	477	MASS AV	CAMPBELL JONATHAN A	0.77	33,607	5,446	2,715	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2-112	F2-112	478	MASS AV	FORSYTH KEVIN J	0.46	19,998	6,284	3,522	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2-111	F2-111	480	MASS AV	FORSYTH KEVIN J	0.46	20,011	0	0	Undevelopable	Single Family	Undevelopable	0.00	0.00	\$ - \$	Undevelopable
F2-75-25	F2-75-25	501	MASS AV	WARD KENNETH J	0.57	24,799	5,076	2,625	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2B-6	F2B-6	516	MASS AV	ONEIL RICHARD J JR	0.20	8,712	0	0	Undevelopable	Single Family	Undevelopable		0.00	\$ - \$	Undevelopable
F2B-5	F2B-5-520	520	MASS AV	PARKER LYNN H	0.00	0	3,895	1,862	Condo NL MDL-05	Single Family	Multi-Family		1.00	\$34,000 - \$39,000	3-bed Condo
	F2B-5-522	522	MASS AV	SLATTERY MAURA A	0.00	0	3,647	1,738	Condo NL MDL-05	Single Family	Multi-Family		1.00	\$34,000 - \$39,000	3-bed Condo
	F2B-5-524	524	MASS AV	LIPMAN ABBY	0.00	0	3,647	1,738	Condo NL MDL-05	Single Family	Multi-Family		1.00	\$34,000 - \$39,000	3-bed Condo
	F2B-5-526	526	MASS AV	NORMAN TIMOTHY JOHN	0.00	0	3,851	1,989	Condo NL MDL-05	Single Family	Multi-Family		1.00	\$34,000 - \$39,000	3-bed Condo
	F2B-5-M	520-526	MASS AV	520-526 MASSACHUSETTS A	0.45	19,602	0	0	Other, Open Space	Single Family	Condo/Land Only	0.00	0.00	\$ - \$	Condo Main - No SBUs
F2A-139	F2A-139	536	MASS AV	WEST BROOK PROPERTIES	0.50	21,780	5,588	2,820	Four to Eight Units	Single Family	Multi-Family	4.01	4.01	\$136,340 - \$156,390	Assume (2) 1-bed, (2) 3-bed, (1) 2-bed
F2A-113	F2A-113	541	MASS AV	541 MASS AVE LLC	0.14	5,998	4,175	2,657	Discount Stores, Junior	Village	Business		1.05	\$35,700 - \$40,950	Twin Seafood, The Studio Design Group, Revolution Yoga
F2A-137	F2A-137	542	MASS AV	INDGE LUCY	0.35	15,072	2,674	1,259	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2A-112	F2A-112	543	MASS AV	543-545 MASSACHUSETTS A	0.24	10,533	10,852	7,989	General Office	Village	Business	2.71	2.71	\$92,140 - \$105,690	Office Building - Gross Greater Than 0.7(LOT AREA)
F2A-133	F2A-133	544	MASS AV	HUNNEWELL STEPHEN	0.38	16,405	1,592	560	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2A-132	F2A-132	550	MASS AV	BEAUDOIN RAYMOND J	0.46	19,998	5,390	2,740	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2A-122	F2A-122	552	MASS AV	PITTA JOSEPH P	0.20	8,690	3,884	1,767	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2A-102	F2A-102	553	MASS AV	WEST ACTON AMERICAN/GR	0.33	14,566	1,152	1,152	Bottled Gas and Propan	Village	Business	2.55	2.55	\$86,700 - \$99,450	Mobile Gas Station
F2A-91	F2A-91	555	MASS AV	BOTTOS LLC	0.60	25,927	3,154	2,942	Eating & Drinking	Village	Business	4.54	4.54	\$154,360 - \$177,060	New London Pizza (16 Seating)
F2A-121	F2A-121	556	MASS AV	556 MASS AVENUE REAL ES	0.23	10,019	5,743	3,455	Discount Stores, Junior	Single Family	Business	1.00	1.00	\$34,000 - \$39,000	Hair Salon and Spa (9 Seats) (FAR = 0.4 for Res)
F2A-90	F2A-90	565	MASS AV	DINNO RAIED TRUSTEE	0.43	18,539	7,474	4,474	Discount Stores, Junior	Village	Business	3.24	3.24	\$110,160 - \$126,360	Acton Pharmacy
F2A-111	F2A-111	570	MASS AV	FORSYTH TRUSTEE	0.31	13,412	16,050	10,608	Discount Stores, Junior	Village	Business	4.69	4.69	\$159,460 - \$182,910	50% Commercial, 3-2 BR & 1-Studio
F2A-89	F2A-89	577	MASS AV	MIDDLESEX SAVINGS BANK	0.37	16,296	3,641	1,808	Bank	Village	Business	2.85	2.85	\$96,900 - \$111,150	Middlesex Savings Bank
F2A-88	F2A-88	583	MASS AV	PRESTI RICHARD M ET AL T	0.08	3,507	3,040	1,922	Discount Stores, Junior	Village	Business	0.76	0.76	\$25,840 - \$29,640	Gross Area > 0.7 Lot Area
F2A-89-1	F2A-89-1	583	MASS AV	PRESTI RICHARD M ET AL T	0.02	871	0	0	Vacant, Undevelopable	Village	Undevelopable	0.00	0.00	\$ - \$	Undevelopable
F2A-87	F2A-87	585	MASS AV	PRESTI RICHARD M ET AL T	0.14	5,898	4,075	2,504	Two Family MDL-94	Village	Multi-Family	1.65	1.65	\$56,100 - \$64,350	30% Office, 70% Two Family (Assume (2) 2-bed)
F2A-110	F2A-110	590	MASS AV	FFD LLC MASSACHUSETTS	0.52	22,717	27,803	16,356	Discount Stores, Junior	Village	Business	7.22	7.22	\$245,480 - \$281,580	75% Store, 25% Apt (Assume (3) 2-bed) - CONFIRM USE
F2A-101	F2A-101	592	MASS AV	WEST ACTON BAPTIST CHU	0.87	37,997	12,768	12,356	CHURCH ETC MDL-96	Single Family	Business	3.80	3.80	\$129,200 - \$148,200	West Acton Baptist Church (FAR = 0.4 for Res)
F2A-77	F2A-77	603	MASS AV	MORIZIO MATTHEW	0.63	27,321	2,672	1,518	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2A-96	F2A-96	608	MASS AV	GRIGAS VICTOR H TRUSTEE	0.20	8,499	4,814	2,470	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2A-85	F2A-85	612	MASS AV	KEPNER ROBERT TAFT	0.27	11,613	3,714	2,313	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2A-54	F2A-54	615	MASS AV	REID EMMETT H	1.02	44,431	5,210	3,126	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2A-75	F2A-75	616	MASS AV	CURTIS THOMAS A	0.74	32,317	5,326	2,302	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2A-74	F2A-74	622	MASS AV	LIEBERMAN BENJAMIN D	0.31	13,499	3,836	2,198	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2A-73	F2A-73	626	MASS AV	BAILEY TIMOTHY J	0.31	13,499	2,866	1,334	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2A-41	F2A-41	627	MASS AV	FRIEDRICHS TERRA LYNN	0.69	30,000	5,477	3,664	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2A-114	F2A-114	525-537	MASS AV	537 MASS AVE LLC	3.92	170,755	5,758	3,611	General Office	Village	Business		13.63	\$463,420 - \$531,570	Large Commercial Parcel - Acton Village Works (With Wetlands Taken Out)
F2A-117	F2A-117	560-564	MASS AV	FORSYTH KEVIN J TRUSTEE	0.39	16,788	8,665	4,666	Discount Stores, Junior	Single Family	Business	2.42	2.42	\$82,280 - \$94,380	50% Store 50% Two Family - Assume (2) 2-bed
F2A-68	F2A-68	5	MEAD TERR	MEDWIN LAWRENCE B	0.33	14,370	5,160	2,539	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2A-55	F2A-55	9	MEAD TERR	FRAHER MARCIA	0.31	13,669	4,902	2,474	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2A-1-1	F2A-1-1	11	MEAD TERR	TABOR ROBERT J	3.79	164,940	8,128	4,754	Single Family	Single Family	Single Family	1.67	1.67	\$56,780 - \$65,130	In-law Unit
F2A-129	F2A-129	10-12	PEARL ST	FFD, LLC	0.18	7,941	0	0	Vacant, Pot. Developabl	Single Family	Vacant/Developat	1.00	1.00	\$34,000 - \$39,000	Undeveloped in WAV
F2A-92	F2A-92	10	SPRUCE ST	BOTTOS CASSIANI N TRUST	0.25	10,677	2,478	2,427	Discount Stores, Junior	Village	Business	1.87	1.87	\$63,580 - \$72,930	Retail Space
F2A-93	F2A-93	11	SPRUCE ST	PETERSEN ROY	0.13	5,445	1,378	1,378	Discount Stores, Junior	Village	Business	0.95	0.95	\$32,300 - \$37,050	Village Cleaners
F2A-82	F2A-82	15	SPRUCE ST	MERRILL ERNEST O JR TRU	0.14	4,870	5,436	3,596	Auto repair	Village	Business	1.36	1.36	\$46,240 - \$53,040	Auto Repair Shop - Gross Area > 0.7 Lot Area
F2A-52	F2A-52	30	SPRUCE ST	MAZZEO SANTO J	0.44	19,027	2,524	950	Single Family	Village	Single Family		1.00	\$34,000 - \$39,000	
F2A-39	F2A-39	34	SPRUCE ST	RICHARDT ANDREW D	0.50	21,776	3,920	2,381	Two-Family	Single Family	Multi-Family		1.34	\$45,560 - \$52,260	Occupancy 1, 4 Bed - Assume (2) 2-bed - Confirm Multi-family
F2A-33	F2A-33	35	SPRUCE ST	GRANEY MARK R	0.54	23,348	4,976	2,580	Two-Family	Single Family	Multi-Family	1.67	1.67	\$56,780 - \$65,130	Assume (1) 3-bed, (1) 2-bed
F2A-25	F2A-25	39	SPRUCE ST	KENNEDY JULIANA P	0.67	28,998	6,789	3,395	Two-Family	Single Family	Multi-Family		1.34	\$45,560 - \$52,260	Occupancy 1, 4 Bed - Assume (2) 2-bed - Confirm Multi-family
F2A-28	F2A-28	40	SPRUCE ST	GOGAN JR ROBERT M	0.25	10,890	2,819	1,702	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2A-18-2	F2A-18-2	41	SPRUCE ST	FLANNERY JR EDWARD W	0.46	20,011	6,504	2,496	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2A-24	F2A-24	42	SPRUCE ST	BETTEZ RYAN J	0.28	11,979	7,912	3,534	Three-Family	Single Family	Multi-Family	2.01	2.01	\$68,340 - \$78,390	Assume (1) 2-bed, (2) 1-bed
F2A-23	F2A-23	44	SPRUCE ST	BETTEZ RYAN J	0.28	11,979	0	0	Accessory Land with Imp	Single Family	Undevelopable		0.00	\$ - \$	Accessory with Land Improvement
F2A-19	F2A-19	50	SPRUCE ST	JENKS DOROTHY TRUSTEE	0.33	14,453	0	0	Undevelopable	Single Family	Undevelopable		0.00	\$ - \$	Undevelopable
F2A-18	F2A-18	51	SPRUCE ST	FLANNERY JEANETTEL FKA	0.61	26,602	6,624	3,400	Three-Family	Single Family	Multi-Family	2.34	2.34	\$79,560 - \$91,260	Assume (1) 3-bed, (2) 1-bed
F2A-18-1	F2A-18-1	61	SPRUCE ST	SMITH AIDEN T	0.47	20,478	6,428	2,874	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2A-17	F2A-17	68	SPRUCE ST	JENKS DOROTHY TRUSTEE	0.29	12,579	16,984	11,088	More than Eight Units.	Single Family	Multi-Family		8.04	\$273,360 - \$313,560	(12) 2-bed apartments
F2A-94	F2A-94-M 1	1-3	SPRUCE ST	SPRUCE STREET CONDOMINI	0.85	37,026	0	0	Other, Open Space	Village	Condo/Land Only	0.00	0.00	\$ - \$	Condo Main - No SBUs
	F2A-94-2	3	SPRUCE ST U2	BITTERROOT GROUP LLC	0.00	0	6,026	5,496	OFF CONDO MDL-6	Village	Business	1.51	1.51	\$51,340 - \$58,890	Business with No Lot Size - Used Bldg Area/Denom
	F2A-94-3	1	SPRUCE ST U3	543-545 MASS AVE LMTD PT	0.00	0	5,411	4,987	OFF CONDO MDL-6	Village	Business	1.35	1.35	\$45,900 - \$52,650	Business with No Lot Size - Used Bldg Area/Denom
F2A-97	F2A-97	5-9	SPRUCE ST U1	PRESTI FAMILY LP	0.15	6,563	7,653	4,389	RTL CONDO MDL-06	Village	Business	3.48	3.48	\$118,320 - \$135,720	23% Residential (2) 1-bed, (1) 2-bed, 77% Commercial
F2A-29-2	F2A-29-2	2	WEST RD	JONES DANIEL	0.65	28,366	3,479	1,336	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2A-29-3	F2A-29-3	3	WEST RD	CHU YU-MEI	0.55	23,884	2,384	1,152	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2A-29-4	F2A-29-4	4	WEST RD	LALA KANAYO H	0.52	22,560	3,014	1,406	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2A-29-5	F2A-29-5	5	WEST RD	PLANTE RICHARD P JR	0.54	23,562	2,496	1,152	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2A-29-6	F2A-29-6	6	WEST RD	HASTI PRAVEEN KUMAR	0.55	23,967	4,350	2,046	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2A-29-7	F2A-29-7	7	WEST RD	AUSTIN GREGORY K	0.61	26,659	2,876	1,472	Single Family	Single Family	Single Family		1.00	\$34,000 - \$39,000	
F2A-29-															