



City of New Bedford ZBA VARIANCE APPLICATION

CASE # 4251

1. SUBMITTAL CHECKLIST

The following documentation must be submitted, in duplicate (1 Original and 11 Copies):

Have you included...			Planning staff review finds...	
Yes	No		Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A <u>Completed and Signed Application</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	An <u>Existing Conditions Site Plan</u> , drawn to a scale not less than 1 inch: 40 feet, identifying positioning of existing structures must be provided. Your site plan must show footprint and dimensions of rear, front and side distances between structure(s) and boundary lines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A <u>Proposed Site Plan</u> showing all proposed alterations or additions with side, front and rear set property lines identified.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Sub-Division Plans</u> if Applicable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A <u>Certified Abutter's List</u> prepared by planning staff and certified by the Assessor's Office.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Plot Plan</u> as provided through Department of Inspectional Services or through the Assessor's Office (in person or online through parcel lookup).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Filing Fee</u> in check form made payable to the City of New Bedford.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Copy of <u>Building Permit Rejection Packet</u> (Containing Rejected Building Permit and all information submitted with Building Permit Application)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Owner's Verification</u> including owner's signature and parcel deed for all involved parcels.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Official Use Only:

Review of submittal compliance performed by [Signature] of the city's Division of Planning.

Staff review found the application packet to be complete incomplete on this date: _____

This is page 1 of your ZBA Application.

Please remove the instruction pages when submitting your completed application packet but keep this as your first page.

CITY CLERKS OFFICE
NEW BEDFORD, MA**2. VARIANCE SPECIFICS**

The undersigned petitions the New Bedford Zoning Board of Appeals [ZBA] to grant a VARIANCE in the manner and for the reasons set forth here under the provisions of the city's zoning ordinance to the following described premises:

APPLICATION SUMMARY (PLEASE PRINT)

CITY CLERK

SUBJECT PROPERTY			
ASSESSOR'S MAP PLOT#	118	LOT(S)#	223
REGISTRY OF DEEDS BOOK:	10669	PAGE #	167
PROPERTY ADDRESS: NS Holden Street			
ZONING DISTRICT: Residence B			
OWNER INFORMATION			
NAME: Mario & Kristina Amaral			
MAILING ADDRESS: 208 Tarkiln Hill Road, New Bedford, MA 02745			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT): Steven D. Gioiosa for SITEC, Inc.			
APPLICANT'S RELATIONSHIP TO THE PROPERTY: Check one: Engineer	OWNER <input type="checkbox"/>	CONTRACT VENDEE <input checked="" type="checkbox"/>	OTHER Describe <input type="checkbox"/> _____
MAILING ADDRESS (IF DIFFERENT): 449 Faunce Corner Road, Dartmouth, MA 02747			
TELEPHONE #	508-998-2125		
EMAIL ADDRESS:	sgioiosa@sitec-engineering.com		

By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). I/we also give planning division staff and ZBA members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

Signature of Applicant/s

9/22/16
Date

If the applicant differs from the owner, this section must be completed/signed by the property owner/s:

I hereby authorize the applicant represented above and throughout this application to apply and to represent my/our interests on my/our behalf for the relief requested herein for the premises I/we own noted as "property address" above and presented throughout this application. Furthermore, by signing this application I/we acknowledge having read and understood this application and the accompanying instructions and information. If petition is granted, I/we understand the approvals are specific to the plans submitted, unless the Board states otherwise and that if granted, that the variance must be recorded and acted upon within one year.

Signature of Owner/s

9/22/16
Date

APPLICATION SPECIFICS

DIMENSIONS OF LOT/S:	FRONTAGE 80.00'	DEPTH 66' +/-	AREA in SQ FT 5495 +/-		
EXISTING BUILDING/S	# OF BLDGS 1 Shed	EXISTING SIZE 8x8	TOTAL SQ FT BY FLOOR 64	NUMBER OF FLOORS 1	TOTAL SQ. FT ENTIRE STRUCTURE 64
	# OF DWELLING UNITS 0		# OF BEDROOMS 0		
PROPOSED BUILDING/S	# OF BLDGS 1 New	PROPOSED SIZE 32x28 24x24	TOTAL SQ FT BY FLOOR 1500	NUMBER OF FLOORS 2	TOTAL SQ. FT ENTIRE STRUCTURE 3000
	# OF DWELLING UNITS 1 New		# OF BEDROOMS 3		EXTENT OF PROPOSED ALTERATIONS
EXISTING USE OF PREMISES:	Vacant				
PROPOSED USE OF PREMISES:	Construct a new dwelling.				
EXPLAIN WHAT MODIFICATIONS YOU ARE PROPOSING THAT NECESSITATE THE REQUESTED VARIANCE:	<u>The Applicant proposes to construct a new single family dwelling. (See attached letter.)</u> <hr/> <hr/> <hr/>				

If there's a commercial use existing and/or proposed, please complete the following:

	EXISTING		PROPOSED	
NUMBER OF CUSTOMERS PER DAY				
NUMBER OF EMPLOYEES				
HOURS OF OPERATION				
DAYS OF OPERATION				
HOURS OF DELIVERIES				
FREQUENCY OF DELIVERIES (Check frequency)	<input type="checkbox"/> DAILY	<input type="checkbox"/> WEEKLY	<input type="checkbox"/> DAILY	<input type="checkbox"/> WEEKLY
	<input type="checkbox"/> MONTHLY	<input type="checkbox"/> OTHER	<input type="checkbox"/> MONTHLY	<input type="checkbox"/> OTHER

If you are also requesting site plan review and special permit/s from the planning board, please specify here:

Complete each item that is relevant to your variance request:

	Existing	Allowed/ Required	Proposed
Lot Area (sq ft)	5495	8000	5495
Lot Width (ft)	80'		80'
Number of Dwelling Units	0	2	1
Total Gross Floor Area (sq ft)	0	N/A	3000
Residential Gross Floor Area (sq ft)	0	N/A	3000
Non-Residential Gross Floor Area (sq ft)	N/A	N/A	N/A
Building Height (ft)		45'	30' +/-
Front Setback (ft)		20'	20'
Side Setback (ft)		8' / 12'	10'
Side Setback (ft)		8' / 12'	13'
Rear Setback (ft)		30'	20' / 11'
Lot Coverage by Buildings (% of Lot Area)		30%	30%
Permeable Open Space (% of Lot Area)			70%
Green Space (% of Lot Area)		35%	35%
Off-Street Parking Spaces	2	2 per Unit	2
Loading Bays			
Number of Ground Signs			
Height of Ground Sign			
Proximity of Ground Sign to Property Line			
Area of Wall Sign (sq ft)			
Number of Wall Signs			

3. PARCEL LEGAL DOCUMENTATION

Title Reference to Property Deed Book 10669 Page 167

(Attach copy of Deed, Certificate of Title & most recent Recorded Plans showing affected lot or lots)

Is the applicant also the owner? Yes No

If no, please attach the following three items to your application and indicate they are attached:

- A notarized authorization letter on letterhead from the owner to tenant/buyer for application of this permit.

If the Applicant is Not the Owner, Provide:

- A copy of the Purchase & Sale Agreement or lease, where applicable.
- A copy of the deed or deeds of abutting parcels if said parcels have been held in common ownership with the subject property at any time since January 1, 1976.

4. REQUIRED FINDINGS FOR GRANTING A VARIANCE

Massachusetts General Law Chapter 40A Section 10 requires the "permit granting authority" (which, in this instance is the Zoning Board of Appeals) to make ALL the following findings before a variance can be granted:

A

That there are circumstances relating to the soil conditions, shape or topography which especially affect the land or structure in question, but which do not affect generally the zoning district in which the land or structure is located.

B

That due to those circumstances especially affecting the land or structure, literal enforcement of the provisions of the Zoning Ordinance or By Law would involve substantial hardship, financial or otherwise, to the petitioner or appellant.

C

That desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of the Zoning Ordinance or Bylaw.

D

That desirable relief may be granted without substantial detriment to the public good.

The full text of M.G.L. Chapter 40A, Section 10 can be viewed at: <http://www.mass.gov/legis/laws/mgl/>

Because the ZBA must be able to articulate each of these four findings in order to grant a variance, you must make your case as to WHY your application meets each of these four points. ***This is an extremely important question and it is recommended that you answer this VERY carefully.*** You may use an additional sheet if needed.

A

Describe any circumstances relating to soil conditions, shape or topography which especially affect the land or structure in question but that doesn't generally affect the zoning district in which your premises is located:

See attached letter.

B

Describe how circumstances unique to your land or structure would mean a substantial hardship to you if the city were to literally enforce the zoning ordinance:

C

Describe how granting you relief would not take away from the purpose of the city's zoning ordinance:

D

Describe why nobody else would be hurt if the city granted your requested zoning relief:

SITEC

Civil & Environmental Engineering
Land Use Planning

SITEC, Inc.
449 Faunce Corner Road
Dartmouth, MA 02747
Tel. (508) 998-2125 FAX (508) 998-7554

10 Purchase Street
Fall River, MA 02720
Tel. (508) 679-5646

June 27, 2016

City of New Bedford
Zoning Board of Appeals
133 William Street
New Bedford, MA 02740

REFERENCE: NS of Holden Street Map 118 Lot 223

Dear Board Members,

On behalf of my clients, the owners of the subject parcel, I am submitting the enclosed Variance Request Package with regards to the above referenced property. The submittal package includes the following:

- Variance Application
- Filing Fee (\$350.00)
- Department sign off sheet
- Certified Abutters list
- Assessors field card
- Property deed
- Building Department denial
- Existing Conditions Plan
- Variance Site Plan
- Approval Not Required Subdivision Plan
- Assessors Map
- House sketch

The subject Parcel is located within a Residence B District which requires a minimum of 75' of frontage and 8,000 sq.ft. of area for a single family dwelling and 10,000 sq.ft. for a two family dwelling.

The owners of the subject parcel are seeking relief from the Zoning Board of Appeals allowing the construction of a new single family dwelling on a parcel of land with 80' of frontage along Holden Street and containing 5,495 sq.ft.in area.

As discussed in a previous petition, as described in the attached deed, this parcel is comprised of two smaller parcels on land. The City of New Bedford Assessor's office lists the vacant parcel as Map 118 Lot 223 with 80' of frontage along Holden Street and containing 5,495 sq.ft.in area. The applicants as well as the previous owners of the parcel have consistently been assessed and taxed as owning a separate parcel with land values of \$86,100.

Having purchased the property in 2013, and seeing that the parcel was being taxed separately to the fullest value, the owners assumed that they would be able to construct a new dwelling on the vacant parcel. After submitting a site plan to the Zoning Enforcement Officer seeking a finding in accordance with Chapter 9, Section 2612.a,b,c&d (Merger of Lots)the owners were denied permission to build. As illustrated through the enclosed denials, the Zoning Enforcement officer has made the determination that this parcel has been combined with an abutting parcel, he has asked that we submit two separate petitions to achieve our goals. We have filed a parallel petition requesting permission to subdivide the over all parcel.

The proposed construction activities require that we seek relief with regards to Section 2710, 2711, 2720 & 2750 of the Zoning Bylaw. The applicant is proposing the construction of a single family dwelling on a parcel of land with 5,495 sq.ft. in lieu of the required 8,000 sq.ft. for the district. Additionally, we would be proposing a rear yard setback of 20' to the dwelling in lieu of the required 30' setback and lastly a rear yard setback of 11' to the proposed deck in lieu of the required 30'

For the following reasons and parcel history we request that the Board act favorably upon our request:

1. The existing parcel configuration/shape mimics the original parcel prior to merger. When applying to construct the single family dwelling we made every attempt to meet the required building setbacks. The required front yard setback for this parcel would be 2.9' (average of abutting properties). However, the Zoning Enforcement Officer requested that we push the proposed dwelling back to the 20' setback to insure that no vehicles would be parked within the Right of Way. We are attempting to accommodate this request through the filing of this petition.
2. The applicants as well as the previous owners of the parcel have consistently been assessed and taxed as owning the separate parcel with a land value \$86,100.
3. The parcel and proposed dwelling size and setbacks are comparable in size and shape to many of the lots within the immediate area.
4. The granting of relief would not derogate from the intent of the ordinance which is intended to create reasonably sized lots with adequate building separation.

5. The construction of a new single family dwelling in the neighborhood would be an aesthetic improvement as well as to create increased tax base and property values.

I thank you for your time and attention regarding this matter and I look forward to discussing the merits of the proposal with the Board.

Sincerely,
for SITEC, Inc.

A handwritten signature in black ink, appearing to read 'Steven D. Gioiosa', written over a horizontal line.

Steven D. Gioiosa, P.E.
President

Property: 208 Tarkiln Hill Rd. New Bedford, MA 019

REG. OF DEEDS
REG #07
BRISTOL S
01/31/13 3:46PM 01
000000 \$3799 \$752.40
FEE CASH \$752.40

BK 10669 PG 167
01/31/13 03:45 DOC. 2751
Bristol Co. S.D.

112292

QUITCLAIM DEED

We, ROSA DESOUSA, ADELINO LAVADO, TIOFILO LAVADO, MANUEL LAVADO, CLEMENCIA RAPOSO and AMELIA CARDOSO, of New Bedford, MA, for consideration paid, and in full consideration of One Hundred Sixty Five Thousand and 00/100 Dollars (\$165,000.00) grant to MARIO B. AMARAL and KRISTINAL C. AMARAL, of 187 Collette Street, New Bedford, MA 02746, as Husband and Wife, as Tenants by the Entirety

with *quitclaim covenants*

PARCEL ONE (Registered Land):

NORTHERLY BY Tarkiln Hill Road, forty and 50/100 (40.50) feet;

EASTERLY by land now or formerly of Hormidas J. Robert, eighty-two and 40/100 (82.40) feet;

SOUTHERLY by land now or formerly of Marguerite F. Masse, et al., forty and 10/100 (40.10) feet; and

WESTERLY by other land now or formerly of said Hormidas J. Robert, seventy-eight and 84/100 (78.84) feet.

All of said boundaries are determined by the Court to be located as shown on plan 19916A, drawn by Samuel H. Corse, Surveyor, dated May 9, 1946, as modified and approved by the Court, and filed in the Land Registration Office at Boston, a copy of a portion of which is filed in Bristol County (S.D.) Registry of Deeds, in Land Registration Book 17, Page 351, with Certificate of Title No. 3796. Said land is shown thereon as Lot 1.

PARCEL TWO: (RECORDED LAND)

BEGINNING at the northwest corner of the premises hereby described at a point in the southerly line of Tarkiln Hill Road, which said point is distant easterly 263.25 feet from the point of intersection of the easterly line of Felton Street, with the said southerly line of Tarkiln Hill Road;

112292

Thence running EASTERLY in said south line of Tarkiln Hill Road, twenty and 25/100 (20.25) feet to land now or formerly of Delina Robert;

Thence turning and running SOUTHERLY in line of last mentioned land seventy-eight and 84/100 (78.84) feet;

Thence turning and running WESTERLY twenty and 5/100 (20.05) feet;

Thence turning and running NORTHERLY seventy-seven and 8/100 (77.08) feet to the place of beginning.

Containing approximately five (5) square rods, more or less.

Being part of Lot 7 on "Plan of Hawes Farm, New Bedford, Ma., July 8, 1916" recorded in the Bristol County (S.D.) Registry of Deeds, Plan Book 14, Page 71.

PARCEL THREE

Being Lot 224 on Plat 118 in the City of New Bedford Assessor's Office, and more particularly bounded and described as follows:

BEGINNING on the north side of Holden Street at a point distant easterly from the east line of Felton Street, 240 feet;

Thence running NORTHERLY by Lot No. 225 on said Plat sixty-six and 11/100 (66.11) feet to a corner'

Thence EASTERLY forty feet to a corner;

Thence SOUTHERLY by Lot No. 223 on said Plat sixty-eight and 89/100 (68.89) feet to the north line of Holden Street; and

Thence WESTERLY along said northerly line of Holden Street forty (40) feet to the point of beginning.

PARCEL FOUR

BEGINNING at the southwesterly corner thereof, at a point in the north line of Holden Street, distant easterly therein 280 feet from its point of intersection with the east line of Felton Street;

Thence NORTHERLY sixty-eight and 89/100 (68.89) feet;

112292

Thence EASTERLY forty and 1/10 (40.1) feet;

Thence SOUTHERLY seventy-one and 66/100 (71.66) feet to a point in the north line of Holden Street; and

Thence WESTERLY in said north line of Holden Street, forty (40) feet to the place and point of beginning.

Containing 10.32 square rods, more or less.

For title reference see Deed recorded as Document Number 66004 & Book 3469, Page 230. Also see Death Certificate of Zaida Lavado recorded as Document Number 98817. Ctf. 17455

Witness our hands and seals this 31 day of January, 2013.

Rosa de Sousa
Rosa DeSousa

Adelino Lavado
Adelino Lavado

Tiofile Lavado
Tiofile Lavado

Manuel Lavado
Manuel Lavado

Clemencia Raposo
Clemencia Raposo

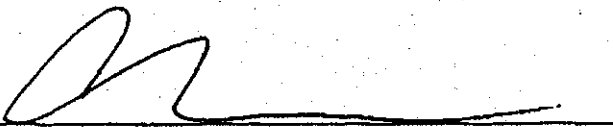
Amelia Cardoso
Amelia Cardoso

Grantors release all rights of homestead in the premises and state under penalties of perjury that no persons are entitled to homestead rights in the property being transferred.

COMMONWEALTH OF MASSACHUSETTS

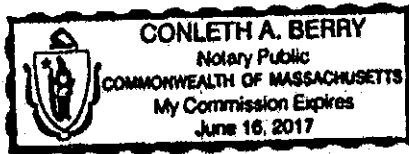
Norfolk, ss.

On this 31 day of January, 2013, before me, the undersigned notary public, personally appeared, Rosa DeSousa, Adelino Lavado, Tiofilo Lavado, Manuel Lavado, Clemencia Raposo, and Amelia Cardoso proved to me through satisfactory evidence of identification, which were [Mass. driver's licenses or [] _____, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

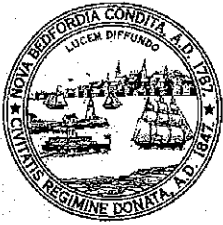


Notary Public:

My Commission Expires:



PROPERTY ADDRESS: 208 Tarkiln Hill Road, New Bedford, MA 02745



City of New Bedford
REQUEST for a CERTIFIED ABUTTERS LIST

This information is needed so that an official abutters list as required by MA General Law may be created and used in notifying abutters. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

SUBJECT PROPERTY	
MAP #	118
LOT(S)#	223
ADDRESS:	NS Holden Street
OWNER INFORMATION	
NAME:	Mario & Kristina Amaral
MAILING ADDRESS:	208 Tarkiln Hill Road, New Bedford, MA
APPLICANT/CONTACT PERSON INFORMATION	
NAME (IF DIFFERENT):	SITEC, Inc. (Steven Gioiosa)
MAILING ADDRESS (IF DIFFERENT):	449 Faunce Corner Road Dartmouth, MA 02747
TELEPHONE #	508-998-2125
EMAIL ADDRESS:	sgioiosa@sitec-engineering.com
REASON FOR THIS REQUEST: <i>Check appropriate</i>	
<input checked="" type="checkbox"/>	ZONING BOARD OF APPEALS APPLICATION
<input type="checkbox"/>	PLANNING BOARD APPLICATION
<input type="checkbox"/>	CONSERVATION COMMISSION APPLICATION
<input type="checkbox"/>	LICENSING BOARD APPLICATION
<input type="checkbox"/>	OTHER (Please explain):

PLANNING
 SEP 22 2016
 DEPARTMENT
 2016 SEP 23 P 3:58
 CITY CLERK
 CITY CLERKS OFFICE
 NEW BEDFORD, MA

Once obtained, the Certified List of Abutters must be attached to this Certification Letter.

This sheet is NOT part of your ZBA application but you will need to submit this form to the Planning Division Room 303 in City Hall, 133 William Street. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

Official Use Only:

As Administrative Assistant to the City of New Bedford's Board of Assessors, I do hereby certify that the names and addresses as identified on the attached "abutters list" are duly recorded and appear on the most recent tax.

Carlos Amado _____
 Printed Name

Judith M. Mordahl _____
 Signature

9/23/2016 _____
 Date

September 23, 2016
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as NS Holden Street (118-223). The current ownership listed herein must be checked and verified by the City of New Bedford Assessor's Office. Following said verification, the list shall be considered a Certified List of Abutters.

Please note that multiple listed properties with identical owner name and mailing address shall be considered duplicates, and shall require only 1 mailing. Additionally, City of New Bedford-Owned properties shall not require mailed notice.

Parcel	Location	Owner and Mailing Address
118-235	44 HOLDEN ST	PRAGANA ANTHONY "TRUSTEE", PRAGANA MARGARIDA "TRUSTEE" 44 HOLDEN ST NEW BEDFORD, MA 02745
118-221	35 HOLDEN ST	DAVIS SCOTT B, DAVIS DARLENE 35 HOLDEN ST NEW BEDFORD, MA 02745
118-222	37 HOLDEN ST	ASSAD DAVID M "TRUSTEE", THE ERIKA M ERLenkAMP TRUST 326 PINE STREET FALL RIVER, MA 02720
118-203	202 TARKILN HILL RD	DIAS STEVEN R, DIAS SANDRA L 202 TARKILN HILL RD NEW BEDFORD, MA 02745
118-198 SS	TARKILN HILL RD	HARRISON BRIAN K., 226 TARKILN HILL RD NEW BEDFORD, MA 02745
118-200	212 TARKILN HILL RD	CABRAL MARGARET MARY, 212 TARKILN HILL RD NEW BEDFORD, MA 02745
118-202	208 TARKILN HILL RD	AMARAL MARIO B, AMARAL KRISTINAL C 208 TARKILN HILL ROAD NEW BEDFORD, MA 02745
118-204	194 TARKILN HILL RD	CHIXARRO ROBERT P, CHIXARRO CARLA L 194 TARKILN HILL ROAD NEW BEDFORD, MA 02745
118-223 NS	HOLDEN ST	AMARAL MARIO B, AMARAL KRISTINAL C 208 TARKILN HILL ROAD NEW BEDFORD, MA 02745
118-225	49 HOLDEN ST	COSTA MICHAEL P, 49 HOLDEN ST NEW BEDFORD, MA 02745
118-232	60 HOLDEN ST	MARTEL RENEE S, 60 HOLDEN ST NEW BEDFORD, MA 02745
118-237	42 HOLDEN ST	FARIAS EVA, FARIAS ALFRED 228 SODOM ROAD WESTPORT, MA 02790

127-328

127-341

127-329

127-343

127-331

127-344

127-332

127-347

127-334

127-338

127-337

127-336

127C-254

VATES ST

127-

127-325

127-324

127-323

127-322

127-321

127-179

127-176

127-175

127-173

127-148

127-212

127-213

127-214

127-215

127-216

127-211

127-210

127-209

127-208

127-207

CHICOPEE ST

127-205

127-203

127-187

127-186

127-185

127-117

127-119

127-120

127-121

127-123

127-124

127-125

TARKILN HILL RD



118-195

118-197

118-198

118-229

118-200

118-202

118-203

118-204

118-207

118-208

118-210

118-62

118-225

118-223

118-222

118-221

118-220

118-219

118-216

118-215

118-214

118-213

HOLDEN ST

118-72

118-231

118-232

118-235

118-237

118-239

118-242

118-244

118-261

118-259

118-257

118-255

118-253

118-251

118-249

118-248

118-246

RUTLAND ST

118-503

118-263

118-266

118-267

118-268

118-269

118-270

118-272

118-274

118-275

118-345

118-288

118-287

118-286

118-283

118-282

118-281

118-280

118-278

118-277

FELTON ST

118-71

119-216

118-340

118-339

118-338

118-74

118-291

118-292

118-294

118-295

118-296

118-297

118-299

118-301

118-302

118-303

118-504

118-316

118-314

118-312

118-311

118-309

118-307

118-306

118-304

118-508

118-333

Legend

118-223

Location: NS HOLDEN ST **Parcel ID:** 118 223 **Zoning:** RB **Fiscal Year:** 2015

Current Owner Information:

AMARAL MARIO B
 AMARAL KRISTINAL C
 208 TARKILN HILL ROAD
 NEW BEDFORD , MA 02745

Current Sales Information:

Sale Date:

01/31/2013

Sale Price:

\$165,000.00

Card No. 1 of 1

Legal Reference:

10669-167

Grantor:

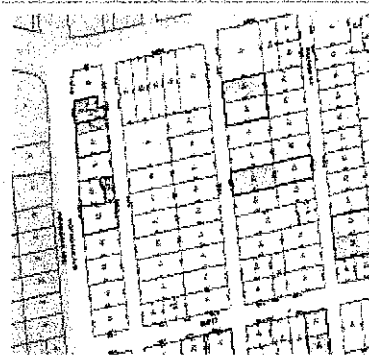
DESOUSA ,ROSA

This Property contains 0.126 acres of land mainly classified for assessment purposes as Land

Building Value:	Land Value:	Yard Items Value:	Total Value:
0	86100	0	86100

**No
 Sketch
 Available**

**NO
 IMAGE
 AVAILABLE**



Fiscal Year 2015		Fiscal Year 2014		Fiscal Year 2013	
Tax Rate Res.:	15.73	Tax Rate Res.:	15.16	Tax Rate Res.:	14.33
Tax Rate Com.:	33.56	Tax Rate Com.:	31.08	Tax Rate Com.:	29.54
Property Code:	130	Property Code:	130	Property Code:	130
Total Bldg Value:	0	Total Bldg Value:	0	Total Bldg Value:	0
Total Yard Value:	0	Total Yard Value:	0	Total Yard Value:	0
Total Land Value:	86100	Total Land Value:	82600	Total Land Value:	96900
Total Value:	86100	Total Value:	82600	Total Value:	96900
Tax:	\$1,354.35	Tax:	\$1,252.22	Tax:	\$1,388.58

Disclaimer: Classification is not an indication of uses allowed under city zoning.
 This information is believed to be correct but is subject to change and is not warranted.