

City of Newton



David B. Cohen
Mayor

Inspectional Services Department

John D. Lojek, Commissioner
1000 Commonwealth Avenue
Newton Centre, MA 02459-1449
Telephone: (617) 796-1060
Fax: (617) 796-1086
www.ci.newton.ma.us

Building/Zoning Inspectors
(617) 796-1060
Zoning Board of Appeals
(617) 796-1065
Plumbing and Gas Division
(617) 796-1070
Electrical Division
(617) 796-1075
TDD/TTY
(617) 796-1089

September 23, 2009

Ms. Josephine McNeil
Can-Do
1075 Washington Street
West Newton, MA 02465

Re: 2148-2150 Commonwealth Avenue, Newton

Dear Ms. McNeil:

I am in receipt of your request for a zoning determination on the above referenced property. Thank you for the information that you provided to me concerning the property. The property is located in an MR-1 zoning district and the use as a two family dwelling is an allowed use in this district.

I have read materials provided to me and have also researched our building files for this property. The records and evidence have proven to me that the property, more likely than not, has been used consistently as a two family for the past 50+ years.

Having done so, I have concluded that the property at 2148-2150 Commonwealth Avenue Street is now and has been a two family dwelling.

I remind you that the Inspectional Services Department should inspect this property for Building Code compliance. Also, any deficiencies must be addressed before a Certificate of Use and Occupancy can be issued. I would ask you to arrange for those inspections as soon as possible.

Please feel free to contact me with any questions or problems.

Sincerely,

A handwritten signature in black ink, appearing to read "John D. Lojek".

John D. Lojek
Commissioner of Inspectional Services

cc: Eve tapper, Chief Zoning Code Official
Trisha Kenyon Guditiz, Housing Program Manager
file

*Strict code enforcement makes the city safer
Before buying, renting or leasing check zoning*

CITY OF NEWTON

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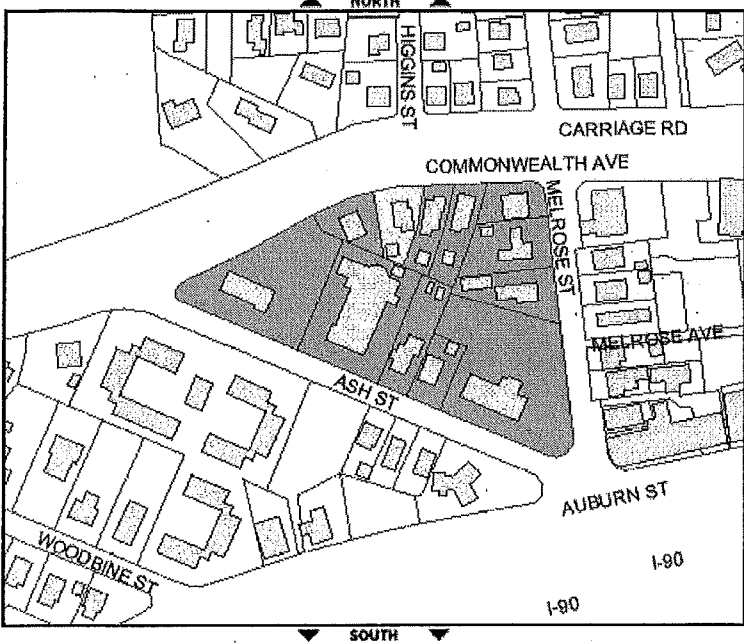
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[Aerial Photo](#)

[Assessing Districts](#)

[Neighborhood Sales](#)

[Output](#) | [Printable Map](#) | [Property Record Card](#)



Property SBL 41014 0004
Address 2148-2150 COMMONWEALTH AVE
Owner CHESBROUGH PAULA E

All | **Basic Info** | **Ownership** | **Assessment History** | **Residential**

Basic Info

Tax Bill Number 2004069
Current Owner CHESBROUGH PAULA E
Land Use* 104
Description* TWO FAMILY
Lot Size 8,310 sq ft
Frontage 89 ft
Zoning** MR1
Map ID 038NE
FY2009 Assessment \$709,700

* The land use and description listed here are for Assessing Department purposes based on historical records in the Assessing Department. For an official ruling on the legal use of the property pursuant to the state building code and/or Newton Zoning Ordinances, contact the Inspectional Services Department.

** For reference purposes only. Please check with Engineering Department for OFFICIAL zoning designation.

Ownership

Current Owner CHESBROUGH PAULA E
Mailing Address 2150 COMMONWEALTH AVE AUBURNDALE, MA 02466
Latest Sale Date 11/1/1994
Latest Sale Price \$282,250
Legal Reference 025027/0084
Prior Owners
Prior Sale Date
Prior Sale Price \$0
Prior Legal Reference

Assessment History

FY 2009 \$709,700
FY 2008 \$709,700
FY 2007 \$728,200
FY 2006 \$707,000
FY 2005 \$686,400
FY 2004 \$573,600
FY 2003 \$503,200
FY 2002 \$503,200
FY 2001 \$375,800
FY 2000 \$343,200
FY 1999 \$312,300
FY 1998 \$275,300
FY 1997 \$275,300
FY 1996 \$257,600
FY 1995 \$227,800
FY 1994 \$234,800
FY 1993 \$234,800
FY 1992 \$257,900

Residential General

House Style Two Family

Zoom in out **Click map to** Select parcel Pan
 Zoom to **Parcel** | **Block** | **City**

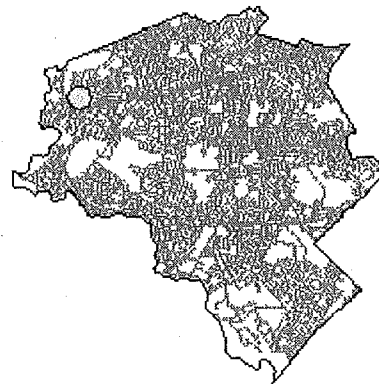
Map for Reference Only - NOT A LEGAL DOCUMENT - Because of different update schedules, current property assessments may not reflect recent changes to property boundaries. Check with the Board of Assessors to confirm boundaries used at time of assessment.

Click the Print button to print this map.



Assessor's Map For:
CHESBROUGH PAULA E
 2148-2150
COMMONWEALTH AVE
 Neighborhood: 1A

Map for Reference Only
NOT A LEGAL DOCUMENT



CITY OF NEWTON
 MASSACHUSETTS
 ASSESSING DEPARTMENT
 1000 COMMONWEALTH AVE.
 NEWTON CENTRE, MA 02459
 PHONE: 617-796-1160

Because of different update schedules,
 current property assessments may not
 reflect recent changes to property
 boundaries. Check with the Board of
 Assessors to confirm boundaries used
 at time of assessment.

9/29/2009

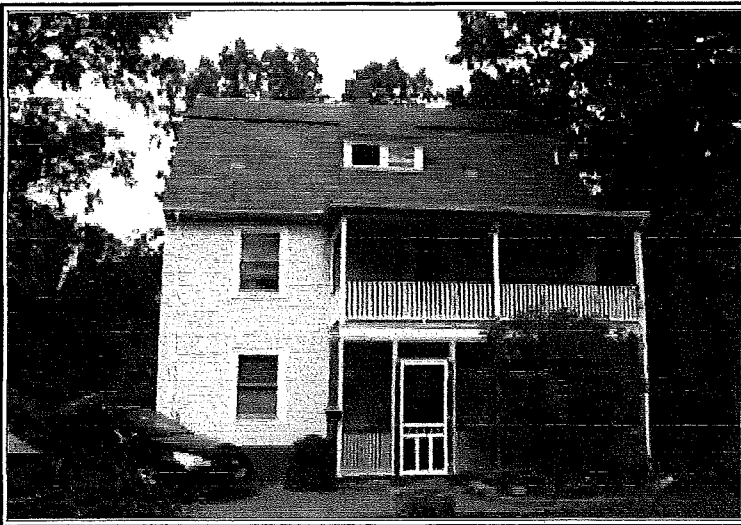
Suburban Appraisal Services
SUBJECT PHOTO ADDENDUM

File No. 2148co
Case No.

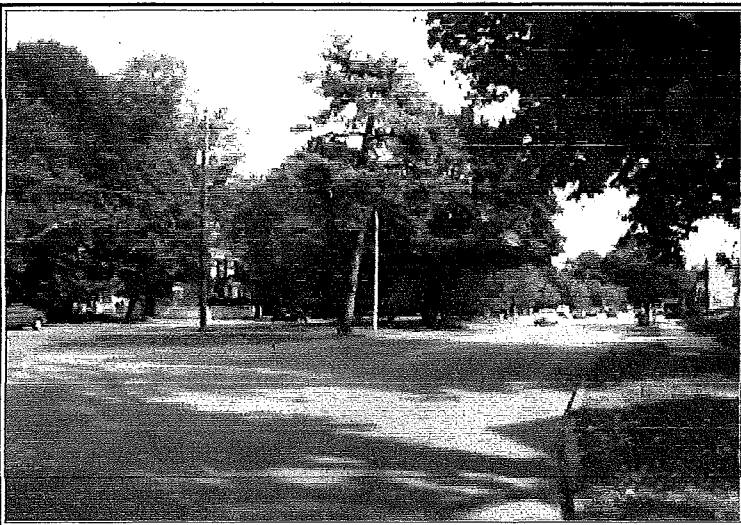
Borrower	McNeil:CAN-DO						
Property Address	2148 Commonwealth Avenue						
City	Newton	County	Middlesex	State	MA	Zip Code	02466-1903
Lender/Client	The Village Bank	Address	319 Auburn Street, Newton, MA 02466				



**FRONT OF
SUBJECT PROPERTY**
2148 Commonwealth Avenue
Newton, MA 02466-1903



**REAR OF
SUBJECT PROPERTY**



STREET SCENE

41014 0004
AVE

2148-2150 COMMONWEALTH

41014 0004

Parcel ID: 41014 0004

Bill Number: 2004069

Property Address: 2148-2150 COMMONWEALTH AVE

Land Use: 104 **Map ID:** 038NE **Zoning:** MR1 **Neighborhood:** 1A

SaleDate1: 11/1/1994 **SalePrice1:** \$282,250

SaleDate2: **SalePrice2:** \$0

<u>Ownership Information-Current</u>	<u>Ownership Information-Previous</u>
CHESBROUGH PAULA E	
2150 COMMONWEALTH AVE AUBURNDALE MA 02466	

<u>Residential Information</u>					
Style:	Two Family	Rooms:	12	Det. Garage:	228 sq ft
Story Height:	2.75	Bedrooms:	5	Garage Living:	
Roof Type:	Gambrel	Baths:	2	Shed Area:	
Roof Material:	Slate	Half Baths:	2	Pool Type:	None
Ext Walls:	Vinyl Siding	Kitchen Quality:	Above Average	Tennis Courts:	
Masonry/Trim:	None	Bath Quality:	Above Average	Cabana Area:	
Foundation:	Brick/Fieldstone	House Size:	3,208 sq ft	Att. Garage:	
Year Built:	1895	Interior Condition:	Average	Carport Area:	
Heat Type:	Steam	Finished Attic:		Deck Area:	126 sq ft
Fuel Type:	Oil	Unfinished Attic:		Open Porch:	414 sq ft
Air Condition:	None	Basement Area All:	1,178 sq ft	Enclosed Porch:	
Fireplaces:		Finished Basement:		Last Property Visit:	4/10/2005

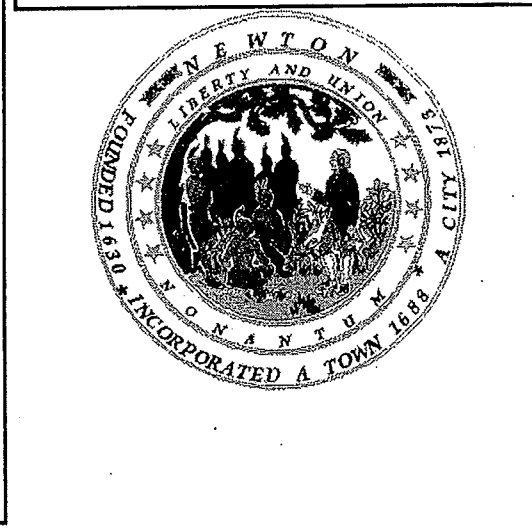
<u>Deed Reference</u>	
Legal1:	025027/0084
Legal2:	

<u>Assessment History</u>	
FY2009:	\$709,700
FY2008:	\$709,700
FY2007:	\$728,200
FY2006:	\$707,000
FY2005:	\$686,400
FY2004:	\$573,600
FY2003:	\$503,200
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FY1999:	\$312,300
FY1998:	\$275,300
FY1997:	\$275,300
FY1996:	\$257,600
FY1995:	\$227,800
FY1994:	\$234,800

<u>Condominium Characteristics</u>	
Indoor Parking:	
Outdoor Parking:	
Number of Units:	0
Floor Number:	0

<u>Land Information</u>	
Lot Size:	8,310 sq ft
Frontage:	89 ft
Zoning:	MR1

<u>Commercial Information</u>	
Gross Building Area:	
Number of Apartments:	



Date Printed: Thursday, September 24, 2009 City of Newton Assessing Department Property Record Card Fiscal Year 2009 Tax Rates: Residential: \$9.96 Commercial: \$19.00