

#35 locus
MAP 25/LOT 34

- Profile
- Sales
- Owner History
- Land
 - Residential**
 - Commercial
- OBY-Detached Structure
- Entrances
- Permits
- Values
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- Photos
- Pictometry

PARID: 01-40250034000000 MUNICIPALITY: ASHLAND LUC: 101
 FLAHERTY PAUL F 35 NICKERSON RD PARCEL YEAR: 2025

Residential Card Summary

Card/Building: 1
 Stories: 1
 Condition: 3 - GOOD
 Grade: C+ - ABOVE AVERAGE
 CDU: GO - GOOD
 Exterior Wall: AV - ALUMINIUM-VINYL
 Style: RN - RANCH
 Year Built: 1954
 Effective Year: 1995
 Square Feet of Living Area: 936
 Total Rooms: 5
 Bedrooms: 3
 Full Baths: 1
 Half Baths: 0
 Additional Fixtures: 0
 Roofing Material: AS - ASPHALT-SHING
 Heating: H - STEAM
 Fuel Type: G - GAS
 Dwelling Value: \$206,300

Card #	Address #	Lower	First	Second	Third	Area	RCNLD
1	0					936	0

1 of 1
Return to Search Results

Actions
 Printable Summary
 Printable Version

Reports
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 Mailing List
 Res PRC
 COM PRC

Go

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In no event will the Commonwealth of Massachusetts be liable for any damages whatsoever, whether direct, consequential, incidental, special,

THE TIES TO THE LOT LINES SHOWN HEREON ARE NOT TO BE USED IN THE SETTING OF FENCES, HEDGES, ETC. THE PROPOSED BUILDING SHOWN HEREON WILL REQUIRE APPROVAL FROM THE TOWN OF ASHLAND ZONING BOARD OF APPEALS.

THE LOT SHOWN AND THE DWELLING THEREON ARE NOT LOCATED WITHIN THE 100 YEAR FEDERAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF ASHLAND, MAP NUMBER 25017C0631F, DATED JULY 7, 2014.

EXISTING LOT COVERAGE = $1,477/16,000 = 9.2\%$
 PROPOSED LOT COVERAGE = $4,477/16,000 = 28.0\%$

ZONED: INDUSTRIAL
 AREA = 30,000 sf
 FRONTAGE = 150 feet
 SETBACKS: FRONT = 40 feet
 SIDE = 30 feet
 REAR = 30 feet

PREPARED FOR:
 ORB INVESTMENTS, LLC
 7 DAISLEY PLACE
 FRAMINGHAM, MA 01701

DATE: AUG. 27, 2024 SCALE: 1" = 20'

ZBA PETITION PLAN

35 NICKERSON ROAD

ASHLAND, MA

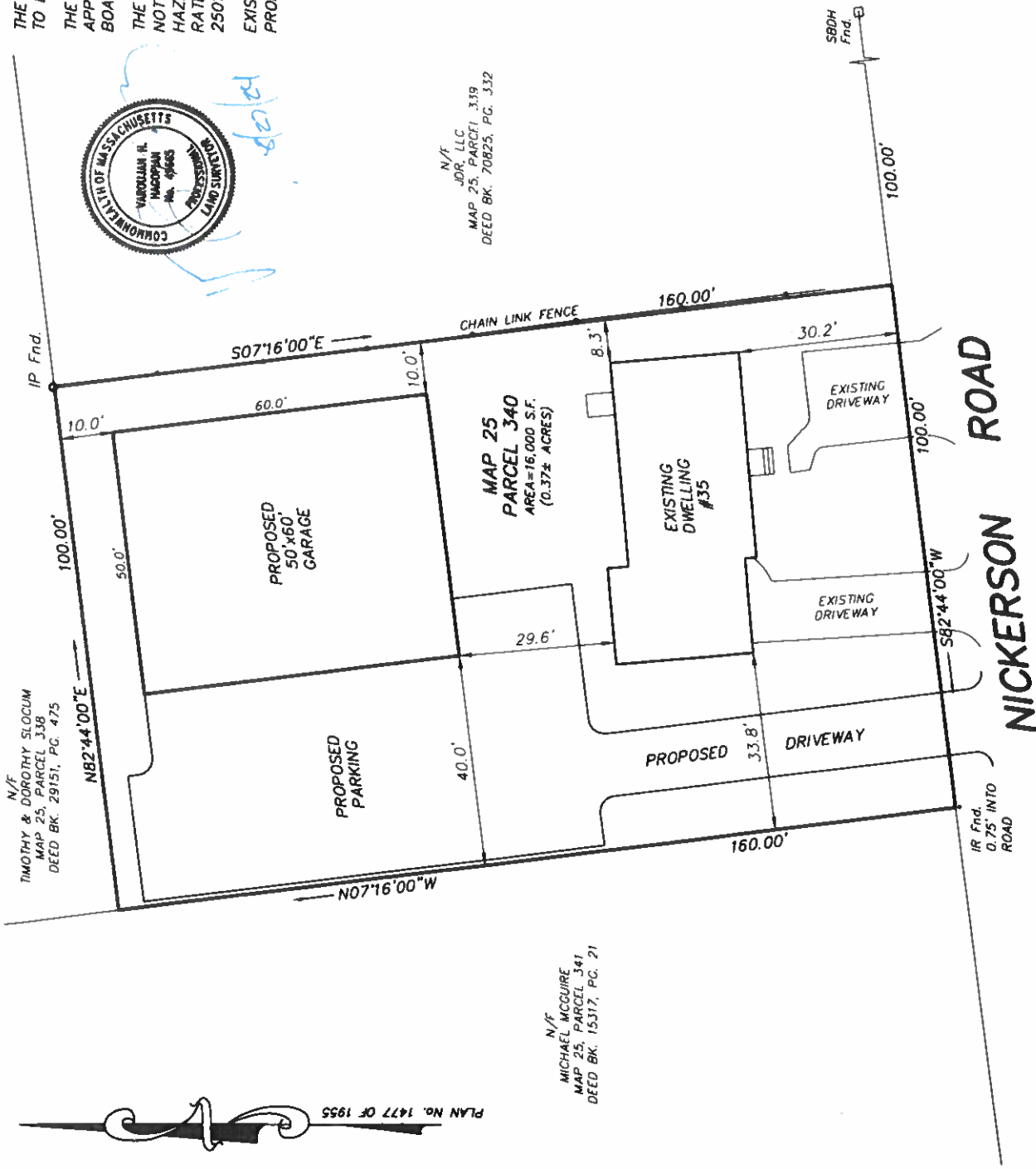
CONNORSTONE ENGINEERING

CONSULTING CIVIL ENGINEERS
 AND LAND SURVEYORS

10 SOUTHWEST CUTOFF, SUITE 7
 NORTHBOROUGH, MASSACHUSETTS 01532



N/F
 JDR, LLC
 MAP 25, PARCEL 339
 DEED BK. 70825, PG. 332



N/F
 TIMOTHY & DOROTHY SLOCUM
 MAP 25, PARCEL 338
 DEED BK. 29151, PG. 475

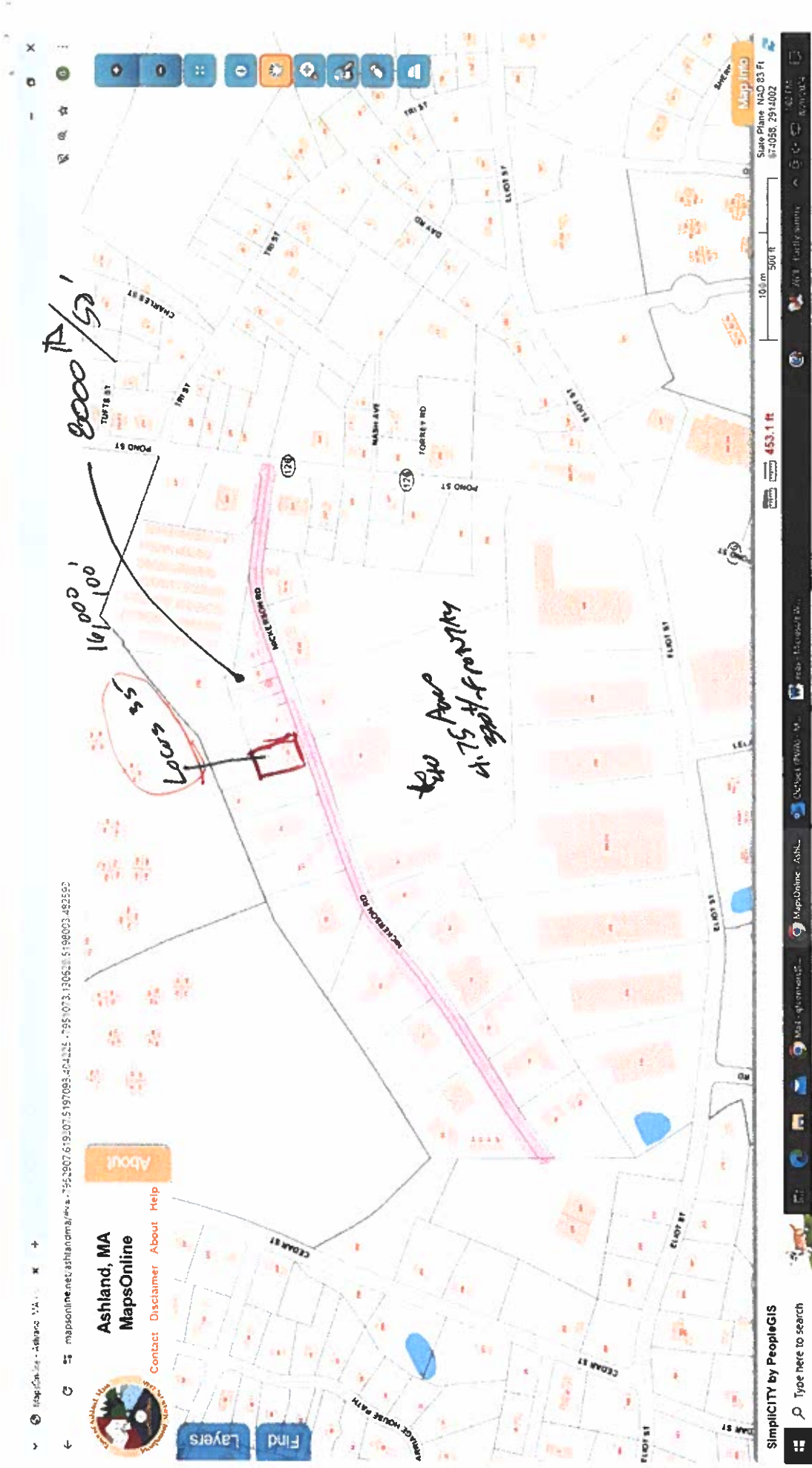
N/F
 MICHAEL MCGUIRE
 MAP 25, PARCEL 341
 DEED BK. 15317, PG. 21

PLAN No. 1477 OF 1955

*Reduced Scale
 See Plan C End*



35 Nicholas
in Industrial Zone



LOT SIZE/FRONTAGE COMPANION

Assessor's Office | Ashland, MA | P.O. Box 1000 | 1000 State Street | Ashland, MA 01721

mapublicaccess:tylermcstet.net/dcc2/photo/review/selected.aspx?index=0&object=18144&entry=70

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46-05-2024 From

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Type here to search

3:00 AM 8/27/24

#35 Nickerson
 Current condition
 Post Renovations

Assessor's Office | Ashland, MA

mapublicaccess.yierhost.net/pictometry/pictometrypa.aspx?index=0&id=5&LMap=1-20

PARID: U1410250054000000

FLAHERTY PAUL F

06/27/2015 1 of 28 Select Date

06/27/2015

Record Navigator 5 of 25

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MUNICIPALITY: ASHLAND

35 NICKERSON RD

PARCEL YEAR: 2024

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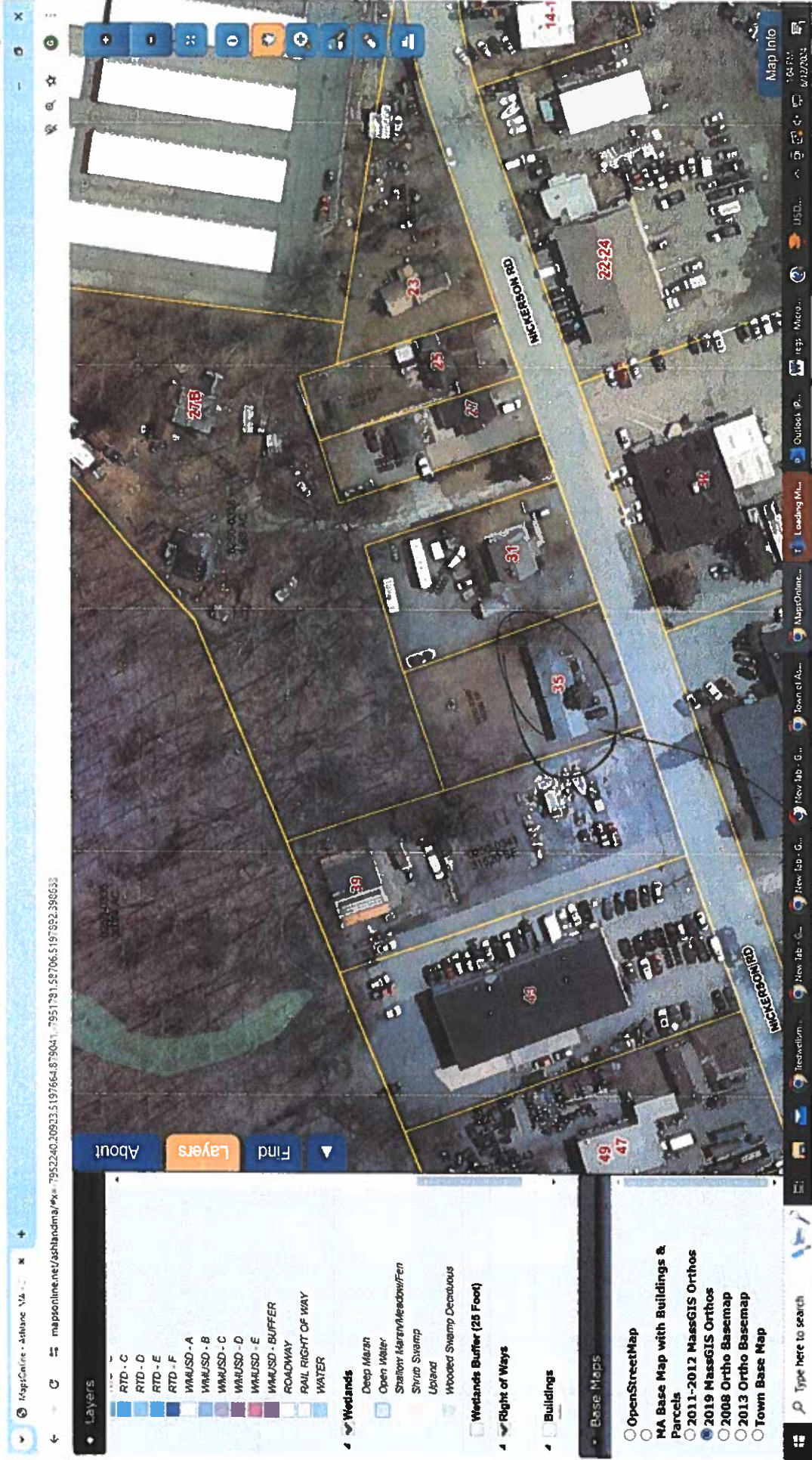
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Locos 35 Nickerson

Note Garage Removal

Type here to search

1:28 PM 6/12/2024

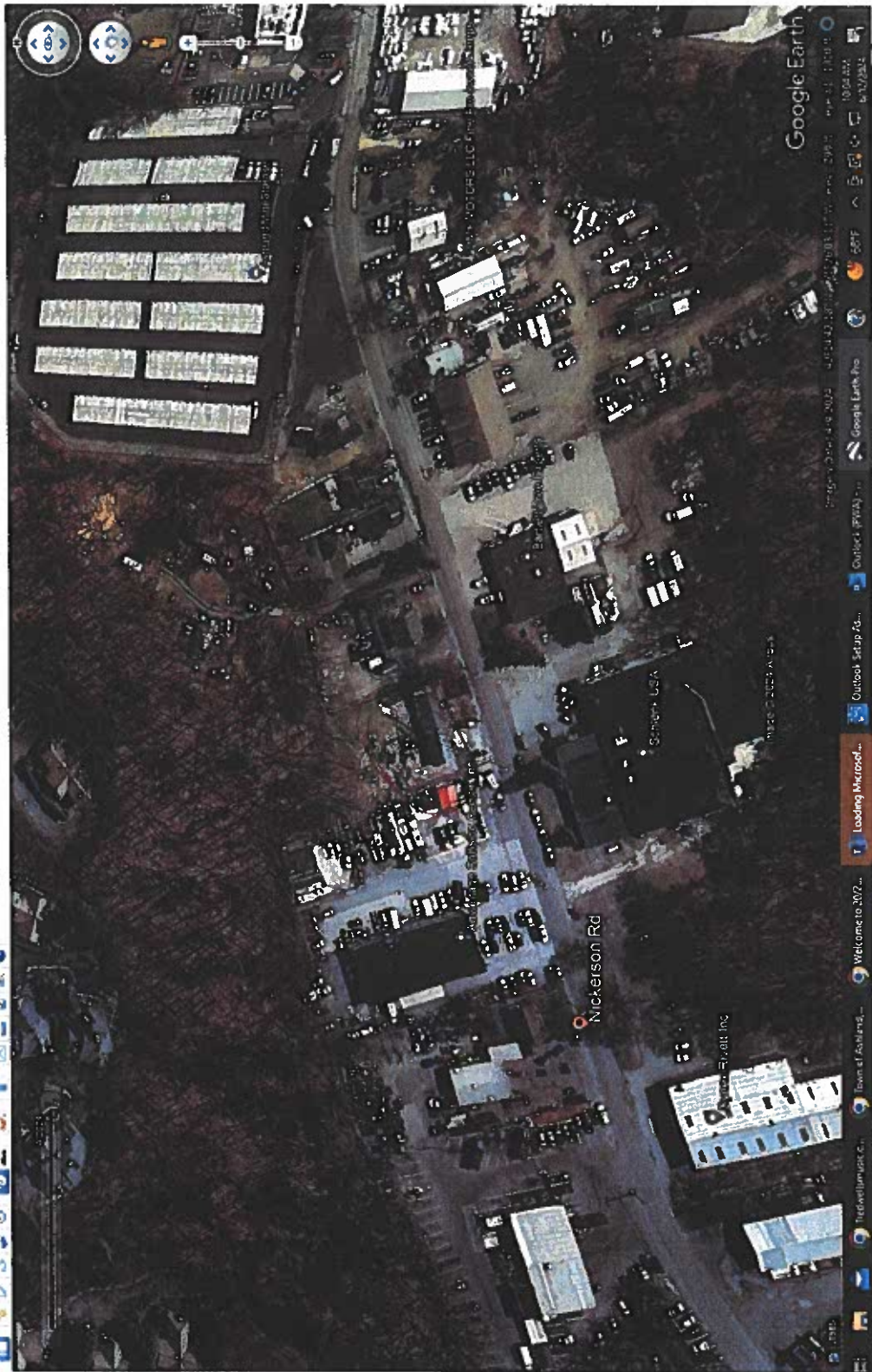


↖ Locals
 w/ House Pre Renovations
 (Annually Remove portion Garage
 See Current Cont: Plot Plan)

Nickerson Rd

Layers

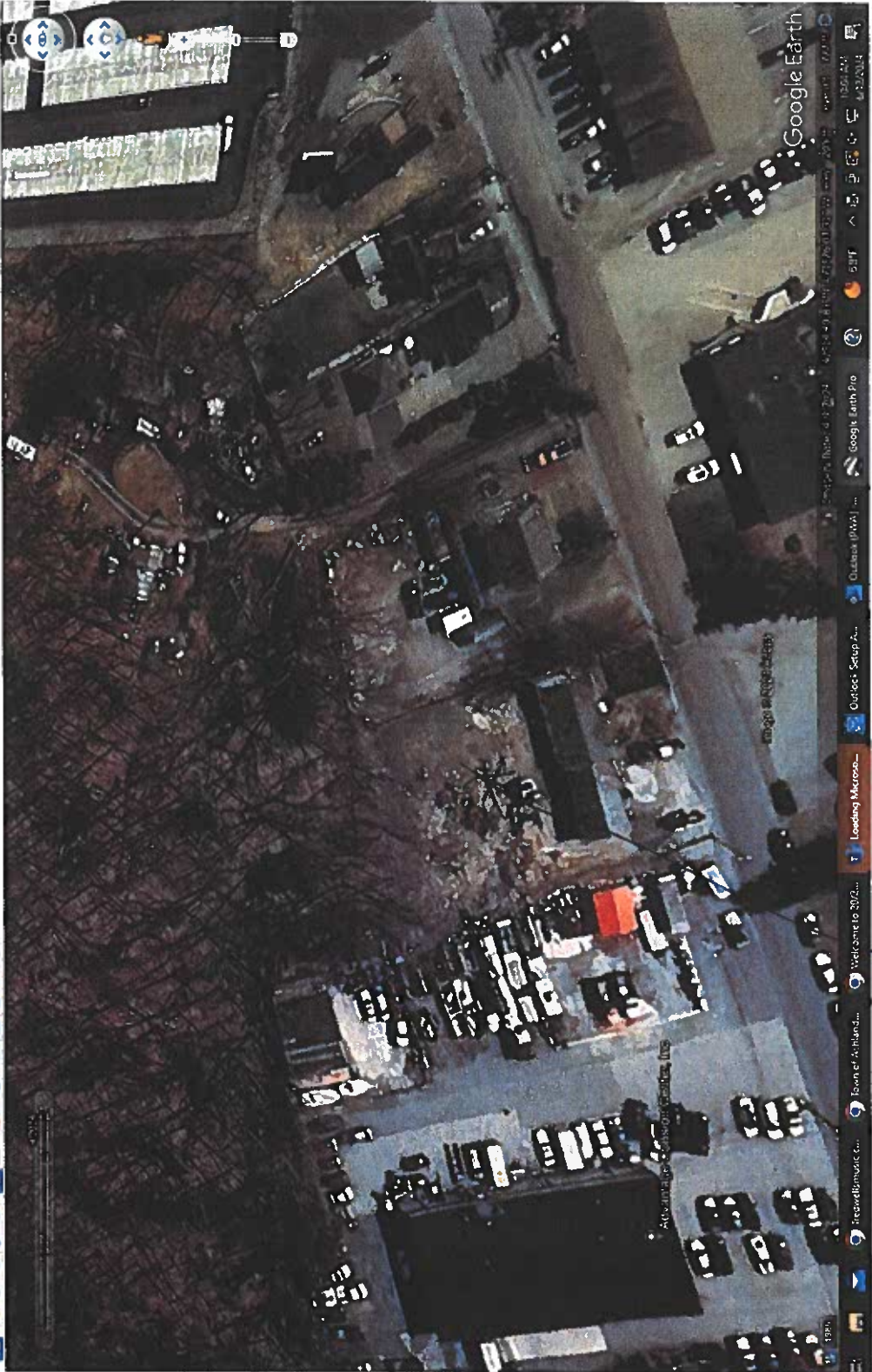
- Primary Database
- Announcements
- Borders and Labels
- Places
- Photos
- Roads
- 3D Buildings
- Weather
- Galaxy
- More
- Terrain



↳ Loads

Nickerson Rd

- Primary Database
- Announcements
- Borders and Labels
- Packages
- Photos
- Routes
- 3D Buildings
- Weather
- More
- Terrain



6007



-Any-

Search

Results/page: 15

Options Sort by: Parcel Ascending

* required

Displaying 1 - 15 of 26

Click rows to view property details

Parcel #	Owner Name	Property Address	LUC	Jur	Selection Manager
<input type="checkbox"/> 0140250033600000	MONACO ALFRED D	25 NICKERSON RD	101	MA014	Select page all
<input type="checkbox"/> 0140250033700000	CIAMPAGLIA JOHN R	27 NICKERSON RD	101	MA014	Deselect page all
<input type="checkbox"/> 0140250033800000	SLOCUM TIMOTHY J	27 B NICKERSON RD	101	MA014	Deselect all
<input type="checkbox"/> 0140250033900000	JDR LLC	31 NICKERSON RD	101	MA014	Search Manager
<input type="checkbox"/> 0140250034000000	FLAHERTY PAUL F	35 NICKERSON RD	101	MA014	View List - Map
<input type="checkbox"/> 0140250034100000	AMALFI MICHAEL A	39 NICKERSON RD	390	MA014	Reports
<input type="checkbox"/> 0140250034200000	BARBIERI RICHARD P	43 NICKERSON RD	316	MA014	CSV Export
<input type="checkbox"/> 0140250034300000	DEPAOLO REALTY VENTURES II LLC	47 NICKERSON RD	333	MA014	Mailing List
<input type="checkbox"/> 0140250034400000	DEPAOLO REALTY VENTURES LLC	55 NICKERSON RD	314	MA014	Res PRC
<input type="checkbox"/> 0140250034500000	GHR HOLDINGS INC	65 NICKERSON RD	400	MA014	Cont PRC
<input type="checkbox"/> 0140250034600000	KALMIA PROPERTIES LLP	71 NICKERSON RD	402	MA014	
<input type="checkbox"/> 0140250034700000	LF LLC	83 -87 NICKERSON RD	316	MA014	
<input type="checkbox"/> 0140250034800000	LF LLC	96 -98 NICKERSON RD	316	MA014	
<input type="checkbox"/> 0140250034900000	THREE BUBBAS PROPERTY HOLDING...	94 NICKERSON RD	400	MA014	
<input type="checkbox"/> 0140250035000000	NINETY TWO NICKERSON ROAD LLC	92 NICKERSON RD	316	MA014	

Printable Version

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Type here to search

11/21/2024

Search by: Number: Direction: Street: NICKERSON
 Property Address: Jurisdiction: -Any-

Filter By: Sort by: Parcel Ascending Results/page: 15 Search

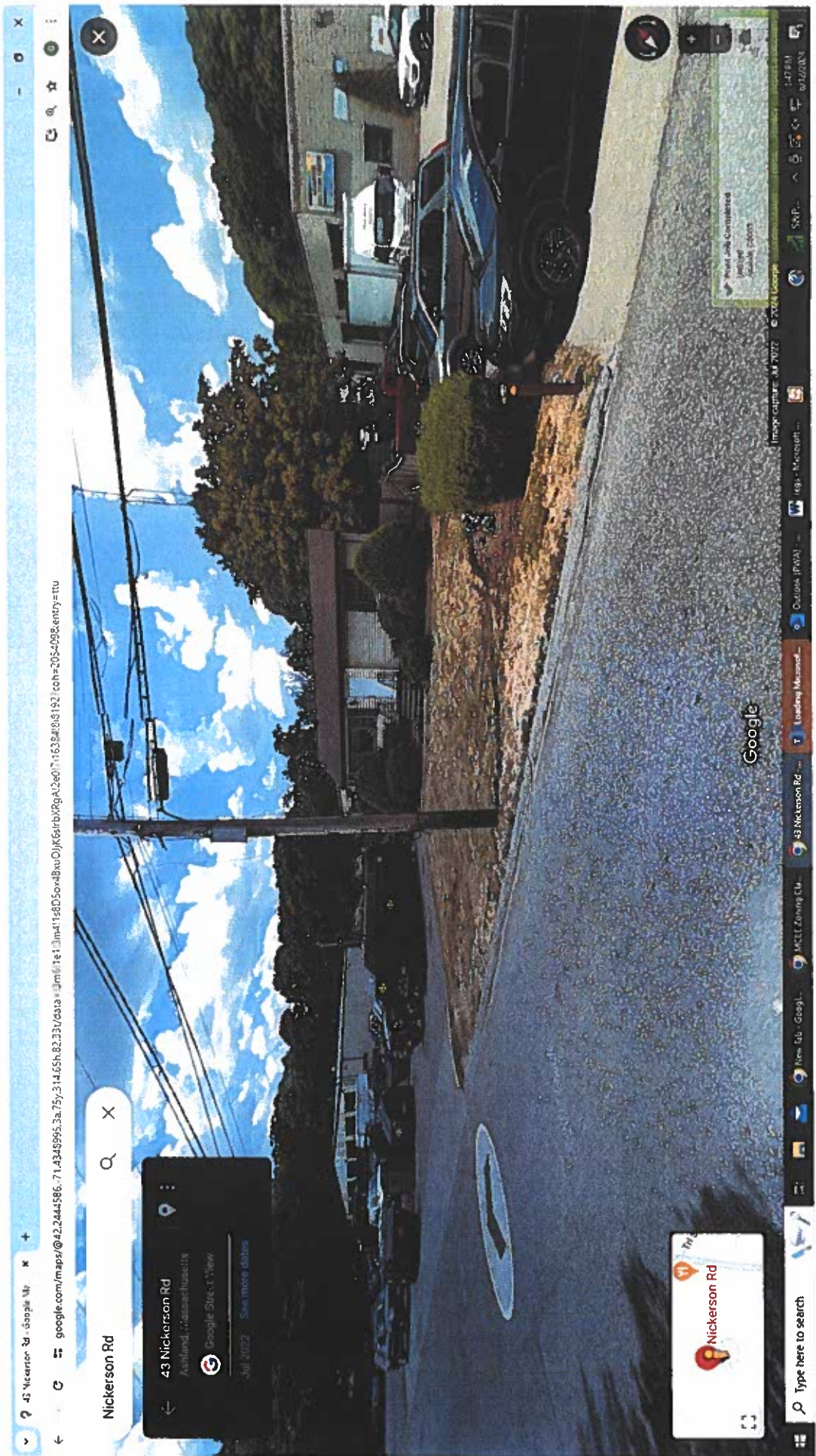
Displaying 16 - 25 of 25 Selection Manager
 Select page all
 Select all
 Deselect page all
 Deselect all
 Search Manager
 View List - Map

Parcel #	Owner Name	Property Address	LUC	Jur
<input type="checkbox"/> 0140250035100000	GAZUMP LLC	72 NICKERSON RD	400	MA014
<input type="checkbox"/> 0140250035200000	58 NICKERSON ROAD LLC	58 -62 NICKERSON RD	316	MA014
<input type="checkbox"/> 0140250035300000	DYNEX/RIVETT INC	54 NICKERSON RD	401	MA014
<input type="checkbox"/> 0140250035400000	NICKERSON ROAD ASSOCIATES	40 NICKERSON RD	400	MA014
<input type="checkbox"/> 0140250035500000	32 NICKERSON ROAD LLC	32 NICKERSON RD	316	MA014
<input type="checkbox"/> 0140260000100000	GAZARD NICKERSON ROAD LLC	11 NICKERSON RD	316	MA014
<input type="checkbox"/> 0140260000400000	DE PADILLA GRACIELA ARGUETA	23 NICKERSON RD	101	MA014
<input type="checkbox"/> 0140260000500000	FEA LLC	22 NICKERSON RD	031	MA014
<input type="checkbox"/> 0140260000600000	MAHIMTURA MUKESH C	14 -16 NICKERSON RD	031	MA014
<input type="checkbox"/> 0140260000800000	PELLETIER RAYMOND G	0 NICKERSON RD REAR	392	MA014

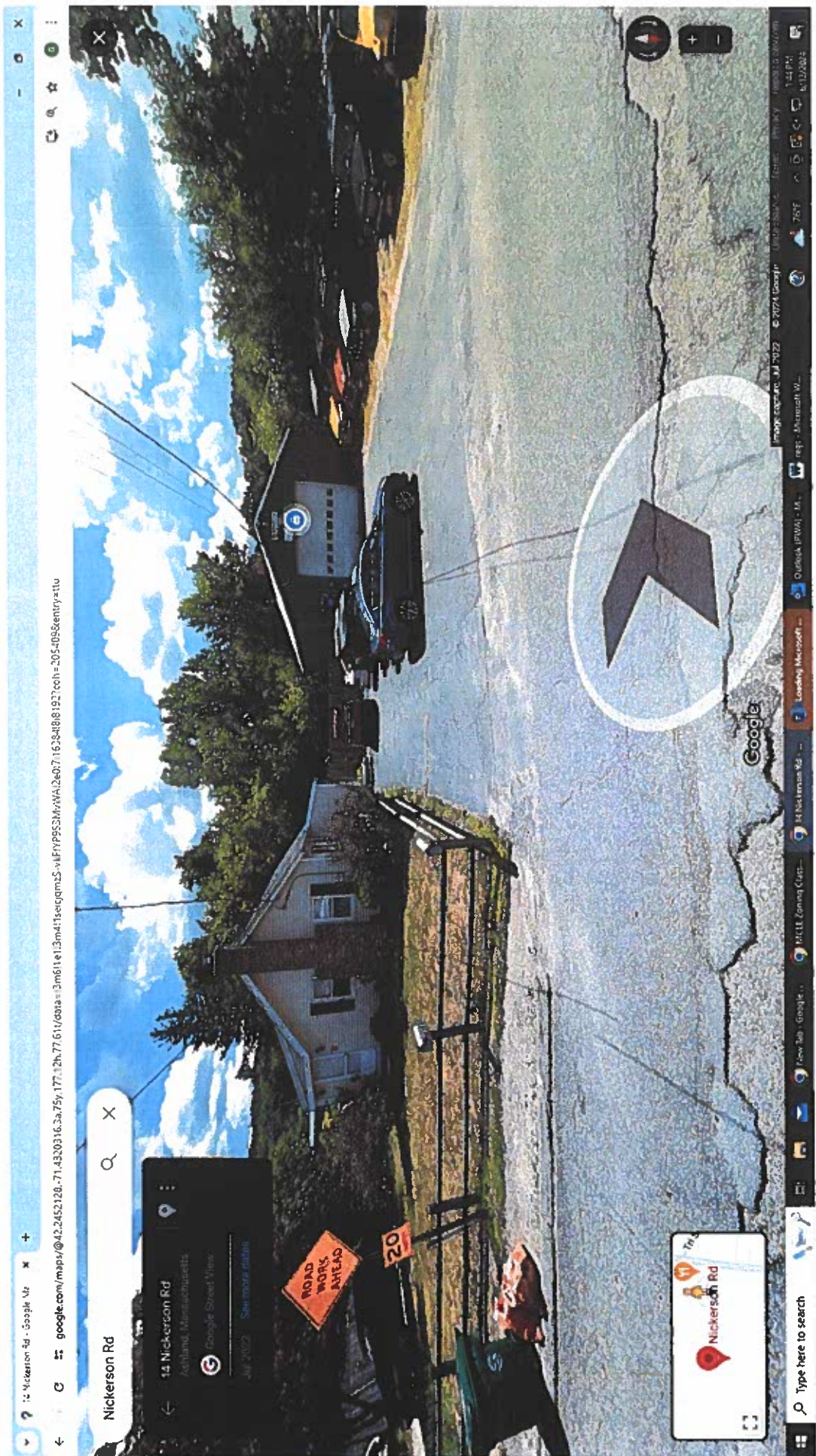
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 Results Page: << Prev 1 [2] Go

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General Neighborhood Center 7
mixed uses



General Neighborhood Context 7
Mixed uses



General neighborhood context
mixed uses



General neighborhood context
mixed uses