

45 Mt. Auburn St.

Lot# 3

#13921

May 1, 1936.

Alteratilns for Funeral Home

Owner Edward C. Hall

Arch. ----

Builder Owner

Size ----

Cost \$200.

Material Wood & Glass

45-53 Mt Auburn Street

Appeal No. 613

Applicant: Frank Ciolo et ux

Appeal for: Sub-division of land-less than 6'
side yd.

Granted: 10-21-58 *RESTRICTIONS

45 Mt Auburn St

No. 118

June 22, 1959

New roof over front porch.

Owner: Ronald M. Stone-45 Mt Auburn St.

Arch: David LeFort-Summer St-Watertown

Builder: " " " "

Size: 6 x 16 roof size - approx.

Found: in place

Roof: pitch

Heat: in place

Cost: \$300.

Plans: No

45 Mt. Auburn St.

#216

Date: July 11, 1996

Owner: Savaresse/Kaloosdian

Builder: "

Est. Cost: \$4,000.

Interior renovations

45 Mt. Auburn St. - 2nd Floor

C. O.

Date: November 13, 1996

Issued to: Robert A. Kaloosdian

Purpose of: Office

Known as: 45 Mt. Auburn St.

45 Mt. Auburn St.

#369

Date: August 30, 2002

Owner: Robert Kaloosdian

Builder: Enzo Signori

Est. Cost: \$3,500.

Strip off old siding

45 Mt. Auburn St.

#447

Date: October 16, 2002

Owner: Charles Agrillo, Domenic Savarese,
Bob Kaloosdian

Builder: Michael Dallaire

Est. Cost: \$10,000.

Plans: Y

Interior remodeling 1st floor for new hair salon

45 MT. AUBURN ST.

C. O.

Date: November 25, 2002

Issued to: Alisa DePaolis

Purpose of: Hair Salon

Known as: MiAlisa Salon

45 MT. AUBURN ST.

SIGN

Date: 12/9/02
Issued to: Margaret Treglva
Size: 16" x 6'
To Read: MIALISA



45 MT. AUBURN ST.

#344

Date: 7/13/05
Owner: Robert Kaloosdian
Builder: Metro Sign & Awning
Est. Cost: \$475.
Plans: Sk

Install awning



August 25, 2025

Ms. Susan C. Jenness
Clerk for Historic Preservation
City of Watertown
Office of Conservation and Historic Preservation
124 Watertown Street Room 2-A
Watertown, MA, 02472-2576

**RE: 45 Mt. Auburn Street
Demolition Delay Application**

Dear Ms. Jenness:

On behalf of the Triad Group, I am pleased to submit for the review and consideration of the Watertown Historical Commission, the enclosed demolition delay application for 45 Mt. Auburn Street. The Triad Group proposes to remove the building and construct a new mix-use building including affordable and market rate housing as well as retail spaces (the Project). Recognizing potential concerns about the preservation of 45 Mt. Auburn Street, the Project also includes mitigation measures for the loss of the building.

The enclosed application includes the following:

- A brief Project narrative
- Signed existing site plan and proposed drawings
- Existing conditions photographs
- Letters of support.

If you have any questions regarding the enclosed materials, or require any additional information, please do not hesitate to contact me at (978) 461-6261.

Sincerely,
EPSILON ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Brian Seva".

Principal

cc: Triad Group

PROJECT NARRATIVE

45 Mt. Auburn Street Demolition Application

Existing Condition and History

The building at 45 Mt. Auburn Street was constructed circa 1895 in Queen Anne style. The building is two and a half stories, measuring roughly four by seven bays with a rectangular footprint. The building has a exposed brick foundation and clapboard siding with wood trim at the first story and wood shingles at the second, and third stories. The roof is a gable roof with slate shingles and a brick chimney. With the exception of the front entry door, all windows and doors throughout the building have been replaced. Replacement windows located throughout the building are vinyl double-hung windows. The building is not included in the Inventory of Historic and Archaeological Assets of the Commonwealth and is not listed in the National Register of Historic Places. An existing site plan is in Attachment A.

Since its construction, the building has been used for a variety of purposes including a residence, funeral home, office, and hair salon. The successive changes in use have resulted in a number of changes to the building. On the façade, a large modern display window has been installed with all of the other windows being replaced overtime. The first floor has been renovated repeatedly with the changes of use. By 1936 the building was renovated for use as a funeral home. In 1959, the roof was replaced over the front porch. In 1996 the interior was renovated for office use. In 2002, the siding was replaced and interior remodeled again, this time for use as a hair salon. At some point in the building's history, the rear porch was also infilled in clapboard siding.

The building has some areas of disrepair including wood rot and holes in the cornice at the façade and west elevation. The roof slate has been repeatedly patched and repaired with mismatched slate. Existing conditions photographs are provided in Attachment B.

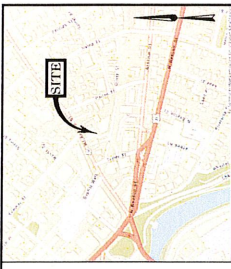
Proposed Project

The Triad Group is proposing to remove 45 Mt. Auburn Street as part of a mix-use development including ground floor retail spaces and 150 residential units at the upper floors including affordable housing units and parking spaces. The proposed building will be five stories with the top floor set back from Mt. Auburn Street to reduce its apparent mass. The roughly U-shaped building will have a center courtyard space, underground parking, and surface parking along the existing parking lot and driveway connecting to Taylor Street. Attachment C provides plans of the proposed Project.

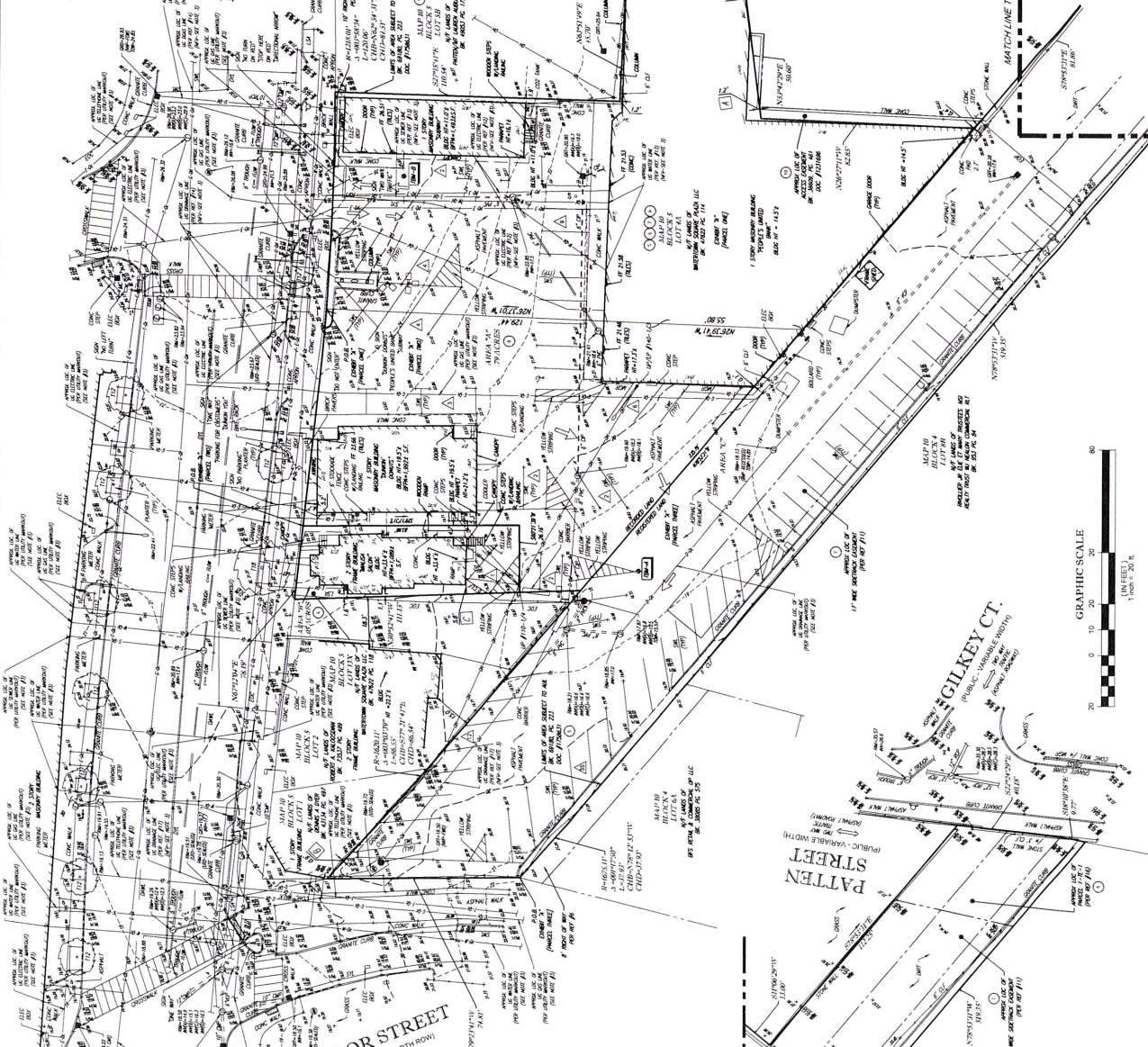
Potential Affects to Historic Properties

As previously stated, the building is not included in the Inventory of Historic and Archaeological Assets of the Commonwealth or listed in the National Register of Historic Places. The building has been altered over time inside and out and no significant events or persons are known to be associated with any of the buildings. The proponent in consideration of the building's age is willing to donate the building to a person or organization willing to move it to another location. In addition, should no one come forward interested in moving the building, the proponent is willing to contact architectural salvage companies to see if they are willing to remove and recycle portions of the building for use in other projects along with other proposed mitigation. Attachment D, provides letters of support for the proposed Project.

ATTACHMENT A: EXISTING SITE PLAN



MT. AUBURN STREET
 (PUBLIC - 80' WIDE ROW)
 (1888 COUNTY MAP A-1001)
 (FORMER ROUTE 1B)
 (FORMER ROUTE 1A)



LEGEND

1	CONCRETE WALL	1	WATER MAIN
2	EXISTING SPOT ELEVATION	2	SEWER MAIN
3	EXISTING TOP OF CURB ELEVATION	3	UNDERGROUND GAS LINE
4	EXISTING TOP OF WALL ELEVATION	4	UNDERGROUND ELECTRIC LINE
5	EXISTING TOP OF FLOOR ELEVATION	5	UNDERGROUND WATER MAIN
6	EXISTING TOP OF FINISH FLOOR ELEVATION	6	UNDERGROUND SANITARY SEWER LINE
7	EXISTING TOP OF FINISH FLOOR ELEVATION	7	UNDERGROUND DRAIN LINE
8	EXISTING TOP OF FINISH FLOOR ELEVATION	8	UNDERGROUND GAS LINE
9	EXISTING TOP OF FINISH FLOOR ELEVATION	9	UNDERGROUND ELECTRIC LINE
10	EXISTING TOP OF FINISH FLOOR ELEVATION	10	UNDERGROUND WATER MAIN
11	EXISTING TOP OF FINISH FLOOR ELEVATION	11	UNDERGROUND SANITARY SEWER LINE
12	EXISTING TOP OF FINISH FLOOR ELEVATION	12	UNDERGROUND DRAIN LINE
13	EXISTING TOP OF FINISH FLOOR ELEVATION	13	UNDERGROUND GAS LINE
14	EXISTING TOP OF FINISH FLOOR ELEVATION	14	UNDERGROUND ELECTRIC LINE
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98	EXISTING TOP OF FINISH FLOOR ELEVATION	98	UNDERGROUND GAS LINE
99	EXISTING TOP OF FINISH FLOOR ELEVATION	99	UNDERGROUND ELECTRIC LINE
100	EXISTING TOP OF FINISH FLOOR ELEVATION	100	UNDERGROUND WATER MAIN

TABLE OF APPROPRIATE ENCROACHMENTS

1	CONCRETE WALL OVER PROPERTY LINE BY 12"
2	GRASSY DRIVE OVER PROPERTY LINE BY 6"
3	9" CHAIN LINK FENCE OVER PROPERTY LINE BY 6"

NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS WHICH MAY BE NECESSARY TO COMPLETE THE PROJECT. OTHERS NOT RECORDED BY THE SURVEYOR.

GERRY L. HOLDRIGHT, PLS
 MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #4811
 DATE: 08-22-2023

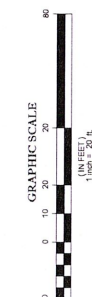
ALTA/NSPS LAND TITLE SURVEY
ZVI CONSTRUCTION LLC
 4859 MT. AUBURN STREET
 CITY OF WATER TOWN, MA, WINDHAM COUNTY
 COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT ASSOCIATES, INC.
 100 SOUTH BOSTON AVENUE, SUITE 200
 BOSTON, MA 02118
 TEL: 617-552-1100
 FAX: 617-552-1101
 WWW.CONTROLPOINTASSOCIATES.COM

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH ASSURED IMPRESSION OR STAMPS WITH A BLUE INK SEAL.

DATE: 08-22-2023
 TIME: 10:15 AM
 PROJECT: ALTA/NSPS LAND TITLE SURVEY
 SHEET: 1 OF 2

Handwritten signature: Gerry L. Holdright



NUMBER OF SPACES

RECORDED SPACES	77
TOTAL SPACES	77

NOTE: LONGER CHAIN IDENTIFIED HEREON ARE THE ORIGINAL CHAINS. THE CHAINS IDENTIFIED HEREON ARE THE CHAINS IDENTIFIED BY THE SURVEYOR. THE CHAINS IDENTIFIED BY THE SURVEYOR ARE THE CHAINS IDENTIFIED BY THE SURVEYOR. THE CHAINS IDENTIFIED BY THE SURVEYOR ARE THE CHAINS IDENTIFIED BY THE SURVEYOR.

ATTACHMENT B: PHOTOGRAPHS



45 Mt. Auburn Street, Watertown MA



1. View of façade (north elevation) of 45 Mt. Auburn Street. Note modern display window and replacement windows. 41-43 Mt. Auburn Street (right) and 49 Mt. Auburn Street (left).



2. View of façade and east elevation of 45 Mt. Auburn Street. Note damage at cornice.



3. View of façade and west elevation of 45 Mt. Auburn Street. 41-43 Mt. Auburn Street (right) and 49 Mt. Auburn Street (left).



4. View of roof and east elevation (background). Note mismatched slate repair. 49 Mt. Auburn Street (foreground).



5. View of rear (south) elevation. Note infill of historic rear porch at first story. 41-43 Mt. Auburn Street (left) and 49 Mt. Auburn Street (right).

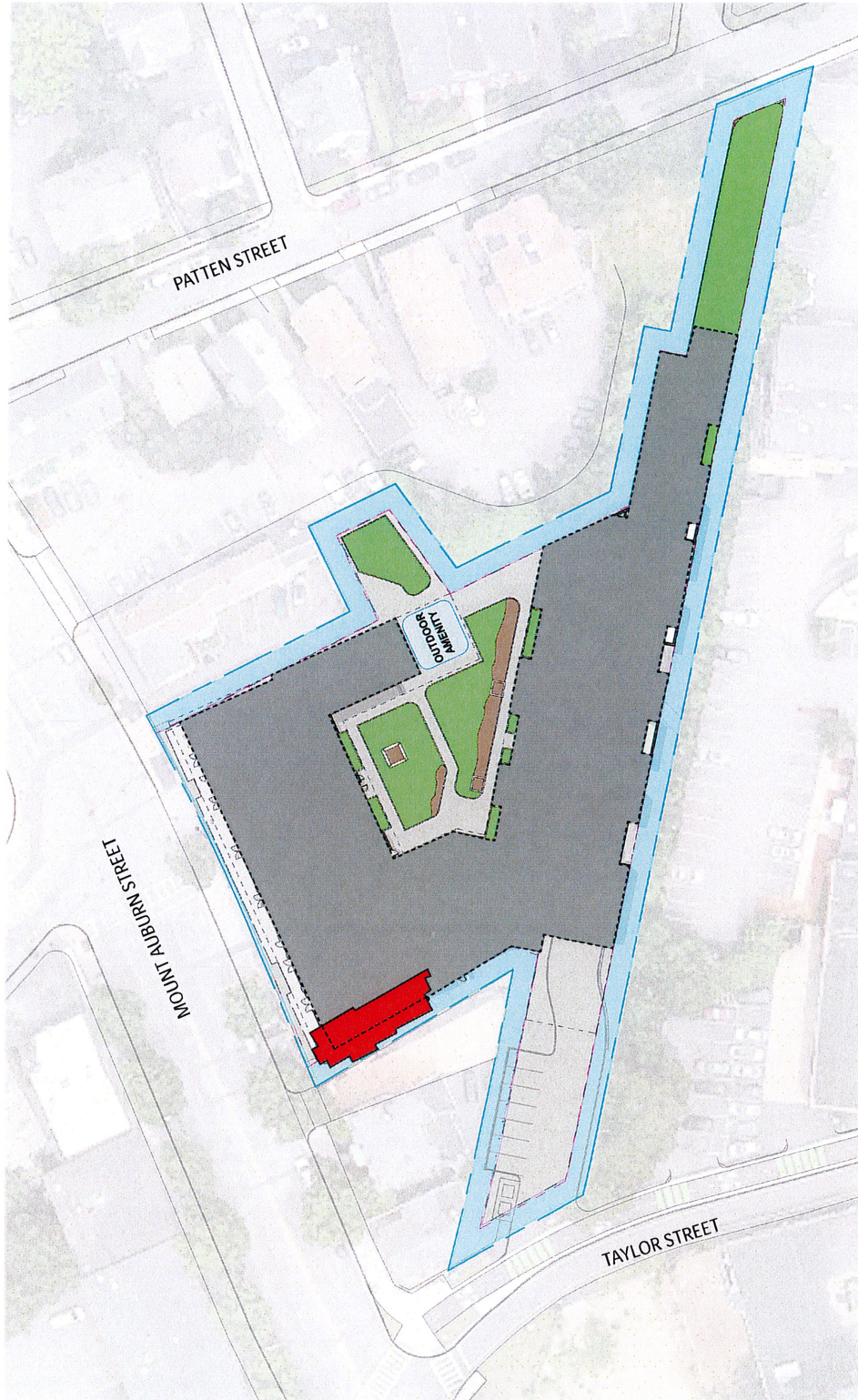


6. View of rear elevation and west elevation. 49 Mt. Auburn Street (right).

ATTACHMENT C: PROPOSED RENDERINGS AND SITE PLAN

SITE PLAN | PROPOSED BUILDING

- KEY LEGEND**
- PROPERTY LINE
 - - - SETBACK LINE
 - 45 MT. AUBURN STREET FOOTPRINT
 - PROPOSED BUILDING FOOTPRINT



Chad Stedden

SCALE: 1" = 50' 0"



margulies perruzzi

45-59 MOUNT AUBURN STREET | SEPTEMBER 11, 2025
DRAFT | FOR DISCUSSION ONLY

PROPOSED BUILDING | VIEW ALONG MOUNT AUBURN STREET



45-59 MOUNT AUBURN STREET | SEPTEMBER 11, 2025
DRAFT I FOR DISCUSSION ONLY

margulies perruzzi

Chris Barber

PROPOSED BUILDING | FRONT ELEVATION



45-59 MOUNT AUBURN STREET | SEPTEMBER 11, 2025
DRAFT | FOR DISCUSSION ONLY

margulies perruzzi

Chad Redden

PROPOSED BUILDING | VIEW WITHIN COURTYARD GARDEN



THE TRIAD GROUP

45-59 MOUNT AUBURN STREET | SEPTEMBER 11, 2025
DRAFT I FOR DISCUSSION ONLY

margulies perruzzi

Claudia Perruzzi

ATTACHMENT D: LETTERS OF SUPPORT

MiAlisa

SALON

April 29, 2025

Watertown Historical Commission
Watertown City Hall
124 Watertown Street
Room 2A
Watertown, MA 02472-4410

Subject: **45-49 Mt Auburn Street Demolition**

Dear Chair Loukas and Commission Members:

My name is Alisa DePaolis owner of the MiAlisa Salon and a long time tenant at 45 Mt. Auburn Street for over 24 years. I am aware of the proposed redevelopment of the above referenced property including the demolition of all structures at 45-59 Mt. Auburn Street. I would like to offer my full support for the proposed project, knowing full well it means the demolition of my salon at 45 Mount Auburn Street. The creation of additional rental units and commercial spaces will be a benefit to Watertown Square and the community as a whole and will enhance the beauty of the Watertown Square Neighborhood. Thank you and I look forward to seeing this project come to completion.

Sincerely,



Alisa DePaolis

45 Mount Auburn Street, Watertown MA 02472

www.mialisasalon.com

617.926.0617

April 29, 2025

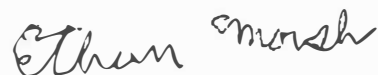
Watertown Historical Commission
Watertown City Hall
124 Watertown Street
Room 2A
Watertown, MA 02472-4410

Subject: **45-49 Mt Auburn Street Demolition**

Dear Chair Loukas and Commission Members:

I am a tenant at 45 Mt. Auburn Street and am aware of the proposed redevelopment of the property including the demolition of 45-59 Mt. Auburn Street. I would like to offer my support for the proposed project. The creation of additional rental units and commercial spaces will be a benefit to Watertown Square and the community as a whole. Andy has been a very thoughtful and attentive landlord and I am sure he will do a great job with this project. I look forward to seeing it when it is completed.

Sincerely,

A handwritten signature in cursive script that reads "Ethan Marsh".

Ethan Marsh
45 Mount Auburn St.
Apt. 2
Watertown, MA 02472

157-159 School Street

Lot 313

222

July 10, 1987

Enclose porch & repair front porch, rails & stairs, gutters

Owner: Charles & Maria Kahaian

Builder: Alpine

Cost: 25,000.00

157 School Street

Lot #313

81

May 20, 1983

50' of wooden gutters

Owner: Charles Kahaian

Builder: Carmine Nuzzo

Cost: \$500.

157-159 School St.

Lot # 313

#7550

October 24, 1924.

Two Car Garage (2nd Class)

Owner Victoria Margosian

Arch. ----

Builder Owner

Size 20' x 20' x 20'

Cost \$800.

Material Cement Blocks

159 School St.

Lot#313

#2558

August 17, 1916

One Family Dwelling

Owner Cecil L. Murray

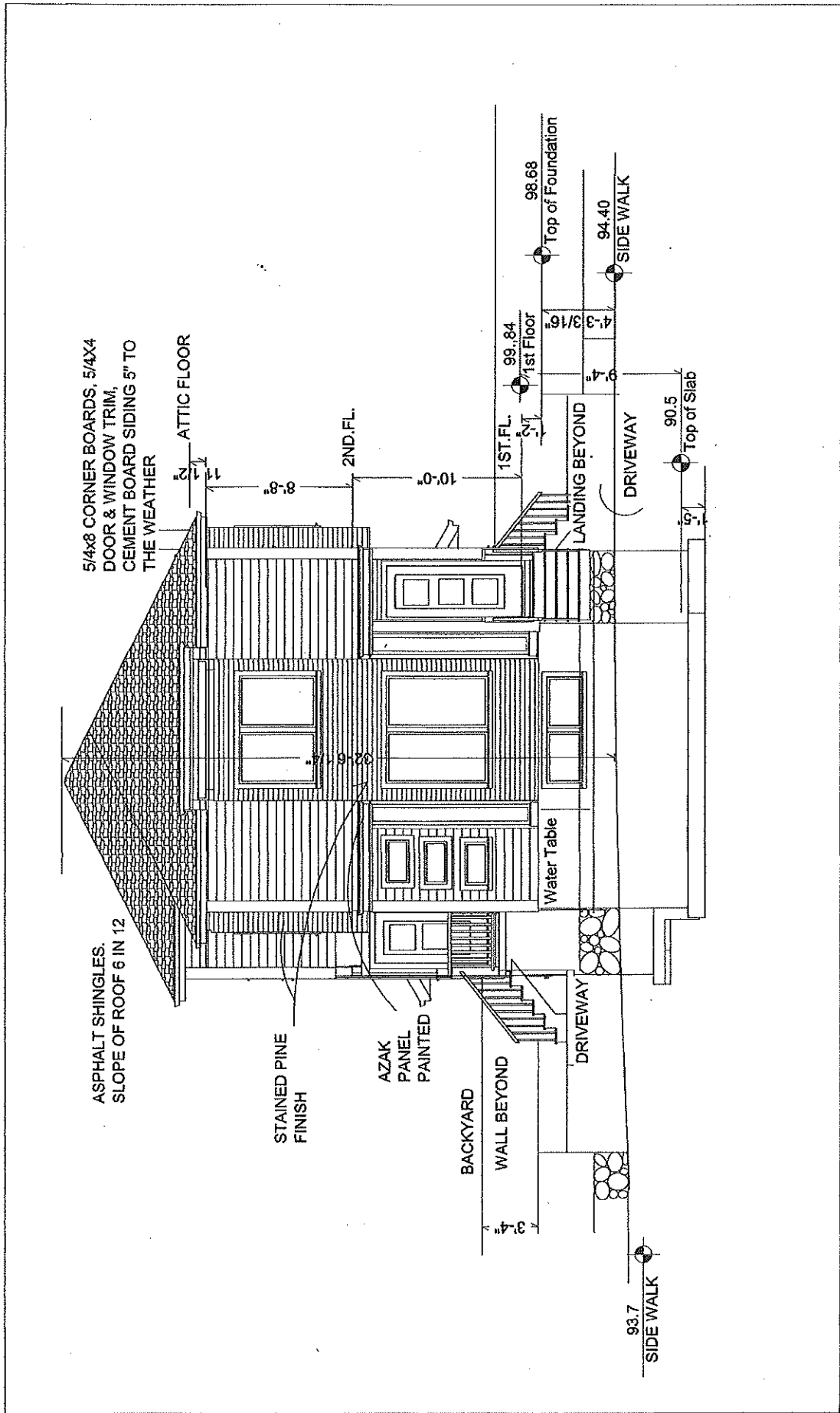
Arch. Harold Duffey

Builder Cecil L. Murray

Size 25' x 25' x 45'

Cost \$5000.

Material Wood



157-159 SCHOOL STREET WATERTOWN MA	NORDESIGN & BUILD LLC ARCHITECTS 21 HOUGH ROAD BELMONT MA 02478 517-283-5299	WEST (FRONT) ELEVATION 3/16"=1'-0"	6/30/25 SK-2
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LOUGHRAN & CORBETT, ATTORNEYS, INC.

75 NORTH BEACON STREET
POST OFFICE BOX 228
WATERTOWN, MA 02471-0228
PHONE (617) 926-4466
FAX NO. (617) 923-1123
www.lawlc.com

BERNARD T. LOUGHRAN (1924-2008)
JOHN F. CORBETT (1923-1999)
—
OF COUNSEL
KENNETH J. LEITNER, JR.
ELIZABETH TOBIN, LLM

BERNARD T. LOUGHRAN, JR.
STEVEN E. ANDALORO

October 10, 2025

field@watertown-ma.gov
ejerram@watertown-ma.gov

Larry Field
Erika Oliver Jerram
Office of Conservation and Preservation
Town of Watertown
Administration Building
149 Main Street
Watertown, MA 02472

Re: 157-159 School Street, Watertown, MA

Dear Larry:

This office represents the owner of the above-referenced property.

For the purpose of appearing before the Watertown Historical Commission. Attached please find the following:

1. The deed, assessor's card and photos for the above referenced property; and
2. Assessor's cards for the abutters 153-155 School Street, 161-163 School Street and photos.

The elevations for proposed use and the site plan will be filed prior to October 29, 2025, deadline.

If you have any questions or need anything else, please call me.

Very truly yours,


KENNETH J. LEITNER, JR.

KJL,JR:nm
Enclosures



2010 01538394

Bk: 00830 Pg: 113 Cert#: 140063

Doc: DEED 08/09/2010 11:24 AM

Reid

QUITCLAIM DEED

I, **Robert J. Kahaian**, now of 159 School Street, Watertown, County of Middlesex, Massachusetts,

FOR CONSIDERATION PAID, and in full consideration of One Hundred Fifty Thousand and Seven Hundred Fifty and 00/100 (\$150,750.00) Dollars

GRANTS TO **Linda Kahaian**, Individually, of 159 School Street, Watertown, County of Middlesex, Massachusetts,

with QUITCLAIM COVENANTS

All of my right, title and interest in and to a certain parcel of land with the buildings and improvements thereon, in the County of Middlesex, Commonwealth of Massachusetts, bounded and described as follows:

- Northwesterly by School Street, fifty feet;
- Northeasterly by lot 312 as shown on plan hereinafter mentioned, one hundred nine and 82/100 feet;
- Southeasterly by lot 314 on said plan, fifty feet; and
- Southwesterly by lot 315 on said plan, one hundred nine and 85/100 feet.

Said parcel is shown as lot **313** on said plan, (Plan No. **2143G**).

All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 49, Page 49, with Certificate 7120.

The above described land is subject to the restrictions set forth or referred to in a deed given by William B. Dinsmore to Joseph Weeks, dated January 20, 1906, and duly recorded in Book 3211, Page 81.

RBK

140063

159 School St, Watertown

The above described land is subject to the restrictions set forth in Certificate 16181 so far as in force.

For title see, *inter alia*:

1. Land Court Certificate Number 140063, Registration Book 830, Page 113,
2. Estate of Charles H. Kahaian (Middlesex Probate Court – Docket No. 99P 5116 EP), and
3. Estate of Maria Kahaian (Middlesex Probate Court – Docket No. 99P 5116 EP).

**Property Address: 159-157 School Street
Watertown, Massachusetts**

Witness my hand and seal this 10th day of June, 2010.




 Robert J. Kahaian

THE COMMONWEALTH OF MASSACHUSETTS

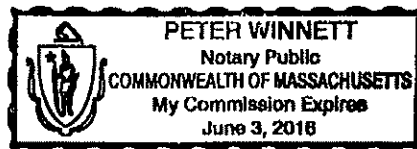
Middlesex, ss

June 10, 2010

On this 10 day of June, 2010, before me, the undersigned notary public, personally appeared, **Robert J. Kahaian**, who proved to me by satisfactory evidence of identification, being (*check whichever applies*): driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose



 Notary Public: Peter Winnett
 My Commission Expires: June 3, 2016
Qualified in the Commonwealth of Massachusetts



DOCUMENT 01539394

Southern Middlesex Land Court
REGISTRY DISTRICT

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ALSO NOTED ON:

157 SCHOOL ST 159

Location 157 SCHOOL ST 159

Mblu 1202/ 19/ 313/ 1

Acct# 2627

Owner KAHAIAN LINDA

Assessment \$830,400

PID 2627

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$432,700	\$397,700	\$830,400

Owner of Record

Owner KAHAIAN LINDA
Co-Owner
Address 550 MOUNT AUBURN ST
 APT 2A
 WATERTOWN, MA 02472

Sale Price \$150,750
Certificate 140063
Book & Page 830/113
Sale Date 08/09/2010
Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KAHAIAN LINDA	\$150,750	140063	830/113	1A	08/09/2010
KAHAIAN CHARLES H	\$0	140063	830/113	1AL	01/24/1973

Building Information

Building 1 : Section 1

Year Built: 1923
Living Area: 2,536
Replacement Cost: \$636,279
Building Percent Good: 68
Replacement Cost
Less Depreciation: \$432,700

Building Attributes	
Field	Description
Style	Two Family

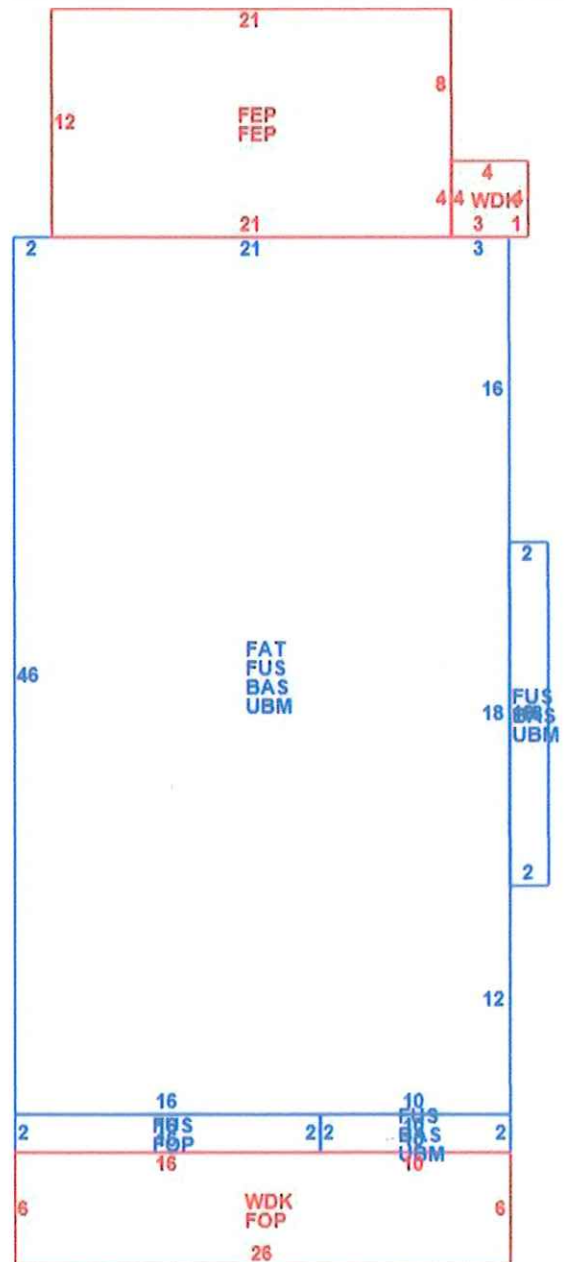
Model	Multi-Family
Grade	Average
Stories	2.25
Foundation	Conc Block
Ext Wall 1	Vinyl
Ext Wall 2	
Roof Structure	Hip
Roof Cover	Asphalt Sh
Int Wall 1	Plaster
Int Wall 2	
Int Floor 1	Softwood
Int Floor 2	Carpet
Heat Fuel	Gas
Heat Type	Steam
AC Percent	0
Bedrooms	4
Full Baths	2
Half Baths	0
Total Rooms	10
Full Bath Rating	Average
Kitchen Rating	Average
Kitchens	2
Fireplace Rating	A
Fireplace(s)	0
Bsmt Garage	0
Frame	Wood
Total # Units	2
Living Units	2

Building Photo



<https://images.vgsi.com/photos/watertownmaPhotos/A2000\627001.JPG>

Building Layout



[\(ParcelSketch.ashx?pid=2627&bid=2627\)](#)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	1,284	1,284
BAS	Base Floor	1,252	1,252
ATC	Attic, Unfinished	1,196	0
FEP	Porch, enclosed	504	0
FOP	Open Porch	188	0
UBM	Basement, Unfinished	1,252	0
WDK	Deck, Wood	172	0
		5,848	2,536

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1040
 Description TWO FAM
 Zone
 Neighborhood FR
 Alt Land Appr No
 Category

Land Line Valuation

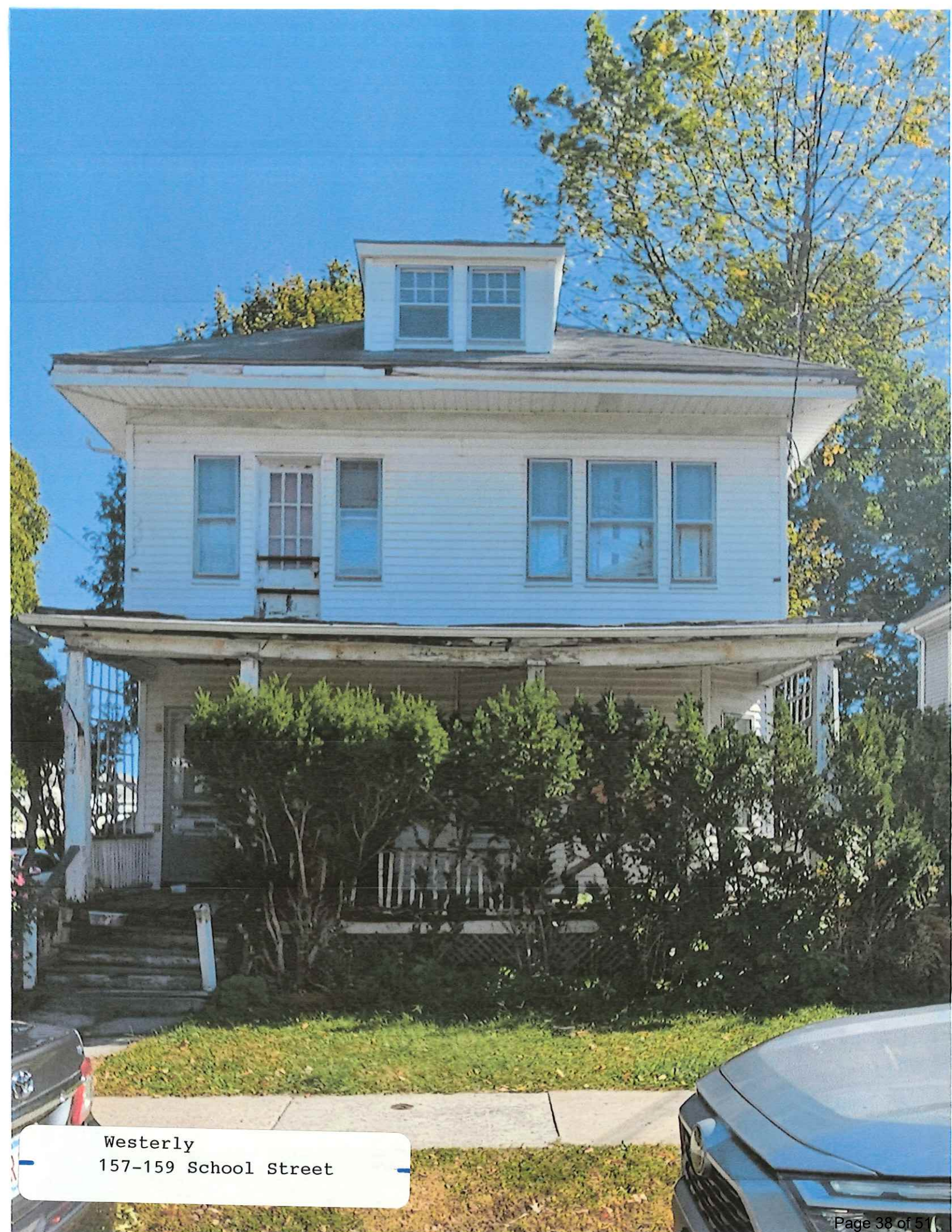
Size (Acres) 0.13
 Frontage
 Depth
 Land \$397,700

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$376,200	\$385,600	\$761,800
2023	\$371,800	\$378,200	\$750,000
2022	\$371,900	\$370,800	\$742,700



Westerly
157-159 School Street



157-159 School Street
Southernly



157-159 School Street
153-155 School Street
Southerly



153-155 School Street
Westerly



157-159 School Street
Northerly



157-159 School Street
161-163 School Street
Northerly



157-159 School Street
Northerly



161-163 School Street
Westerly

153 SCHOOL ST 155

Location 153 SCHOOL ST 155

Mblu 1202/ 20/ 315/ 1

Acct# 2629

Owner KONSTANTOPOULOS
DIMITRIOS

Assessment \$939,500

PID 2629

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$541,800	\$397,700	\$939,500

Owner of Record

Owner KONSTANTOPOULOS DIMITRIOS
Co-Owner KONSTANTOPOULOS WENDY MACIAS
Address 37 LAURICELLA LANE
 WALTHAM, MA 02451

Sale Price \$950,000
Certificate 270619
Book & Page 1544/167
Sale Date 06/04/2019
Instrument 1N

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KONSTANTOPOULOS DIMITRIOS	\$950,000	270619	1544/167	1N	06/04/2019
SEFERIAN ANTHONY L/E	\$0	219720	1228/170	1AL	06/03/2019
SEFERIAN ANTHONY L/E	\$1	0219720	1228/170	1F	10/19/2000

Building Information

Building 1 : Section 1

Year Built: 1914
Living Area: 3,025
Replacement Cost: \$685,073
Building Percent Good: 79
Replacement Cost
Less Depreciation: \$541,200

Building Attributes

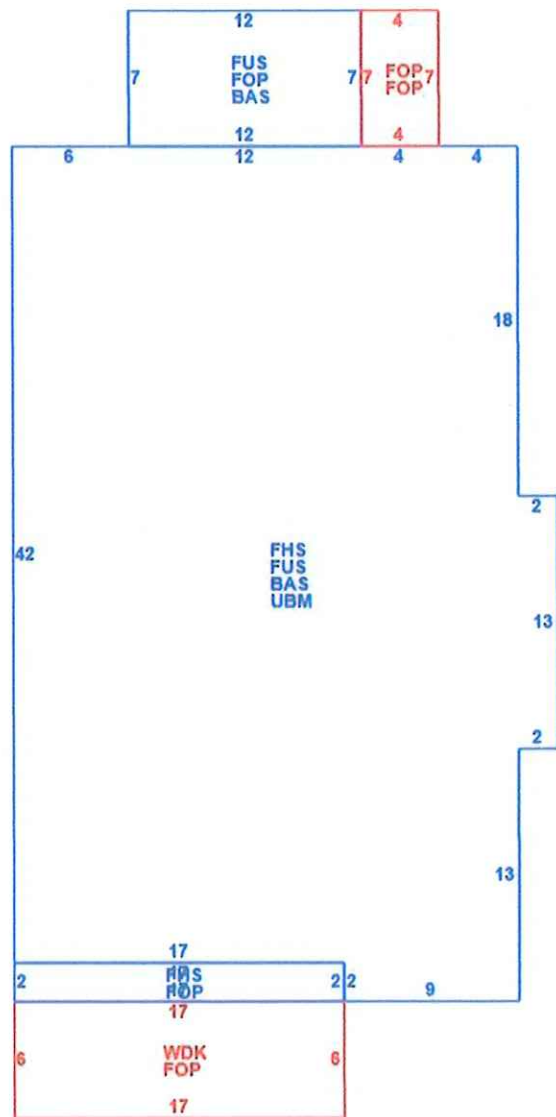
Field	Description
Style	Three Family
Model	Multi-Family
Grade	Average
Stories	2.5
Foundation	Conc Block
Ext Wall 1	Vinyl
Ext Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt Sh
Int Wall 1	Plaster
Int Wall 2	
Int Floor 1	Carpet
Int Floor 2	Softwood
Heat Fuel	Oil
Heat Type	Steam
AC Percent	0
Bedrooms	5
Full Baths	3
Half Baths	0
Total Rooms	13
Full Bath Rating	Average
Kitchen Rating	Average
Kitchens	3
Fireplace Rating	A
Fireplace(s)	0
Bsmt Garage	0
Frame	Wood
Total # Units	3
Living Units	3

Building Photo



<https://images.vgsi.com/photos/watertownmaPhotos/A2000629001.JPG>

Building Layout



[\(ParcelSketch.ashx?pid=2629&bid=2629\)](#)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area

BAS	Base Floor	1,220	1,220
FUS	Finished Upper Story	1,220	1,220
FHS	Finished Half Story	1,170	585
FOP	Open Porch	276	0
UBM	Basement, Unfinished	1,136	0
WDK	Deck, Wood	102	0
		5,124	3,025

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1050
 Description 3 FAMILY
 Zone
 Neighborhood FR
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.13
 Frontage
 Depth
 Land \$397,700

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed Frame			30.00 S.F.	\$600	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$489,400	\$396,900	\$886,600
2023	\$489,400	\$389,200	\$878,900
2022	\$480,500	\$381,600	\$862,400

161 SCHOOL ST

Location 161 SCHOOL ST

Mblu 1202/ 18/ 312/ 1

Acct# 2626

Owner KASHGEGIAN DIANE

Assessment \$809,100

PID 2626

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$411,400	\$397,700	\$809,100

Owner of Record

Owner	KASHGEGIAN DIANE	Sale Price	\$0
Co-Owner	MAKSABEDIAN SUSEN	Certificate	241334
Address	35 CHILMARK DR EAST FALMOUTH, MA 02536	Book & Page	1350/82
		Sale Date	06/09/2015
		Instrument	1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KASHGEGIAN DIANE	\$0	241334	1350/82	1F	06/09/2015
MAKSABEDIAN MARGARET L/E	\$1	241334	1350/82	1F	02/01/2013
MAKSABEDIAN MARGARET	\$0	228323	1271/173	1F	02/25/2008
MAKSABEDIAN VAN	\$1	228323	1271/173	1F	07/28/2003
MAKSABEDIAN, VAN ETUX MARGARET	\$230,000	1076-185	1076/185	1AL	12/24/1990

Building Information

Building 1 : Section 1

Year Built: 1920
 Living Area: 2,338
 Replacement Cost: \$578,199
 Building Percent Good: 68
 Replacement Cost
 Less Depreciation: \$393,200

FUS	Finished Upper Story	1,184	1,184
BAS	Base Floor	1,154	1,154
ATC	Attic, Unfinished	1,100	0
FOP	Open Porch	326	0
UBM	Basement, Unfinished	1,120	0
WDK	Deck, Wood	80	0
		4,964	2,338

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code 1040
 Description TWO FAM
 Zone
 Neighborhood FR
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.13
 Frontage
 Depth
 Land \$397,700

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAT1	Patio-Avg			120.00 UNITS	\$1,700	1
FGR1	Garage-Ave			324.00 S.F.	\$16,500	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$323,100	\$385,600	\$721,000
2023	\$319,400	\$378,200	\$709,900
2022	\$322,200	\$370,800	\$704,200