

Key: 914

Town of Canton - Fiscal Year 2022

12/28/2021 11:04 am SEQ #: 843

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|---|--|--|--|---|--|--|--|--------------------------|---------|------------|-----------------------|--|
| CANTON TOWN OF TAX TAKING TOWN HALL CANTON, MA 02021 | | | | 26-24 | | | | 25 NEPONSET ST | | | | |
| | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | CANTON TOWN OF TOPJIAN LEO & HOVESPIAN E | | | | 12/11/2000 06/15/1982 | L QS | 39,000 | 14587-519 6013-076 | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|--------|----------------------|------|--------|-------|----|--------|---|
| 9360 | 100 | VAC. TAX TITLE/TREAS | | | | | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| | | | | | | | | |

LAND

| CD | T | AC/SF/UN | NgH | Infl-1 | Infl-2 | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|----------|----------|----------|------|----------|--------|----|------------|-----------|
| 100 | S | 5,150 1 | 1.00 | 100 1.00 | 100 1.00 | 262,260 | 7.71 | 100 1.00 | 1 0.90 | | | 239,130 |

| | | | | | | | | |
|--------|------------|--------|----------|-------|---------|----------|---------|----------|
| TOTAL | 5,150 SF | ZONING | 3 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| NgH | 1 | NOTE | LAND | | 239,100 | 217,400 | | |
| Infl-1 | FACTOR 100 | | BUILDING | | 0 | 0 | | |
| Infl-2 | PHY 100 | | DETACHED | | 0 | 0 | | |
| | | | OTHER | | 0 | 0 | | |
| | | | | TOTAL | 239,100 | 217,400 | | |

DETAILED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|----|------|------|----------|----|-------|-----------|-------|-------|
| | | | | | | | | |

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE |
|----------|----|-----|------|---------|
| MODEL | | | | LIST |
| STYLE | | | | REVIEW |
| QUALITY | | | | |
| FRAME | | | | |

| YEAR BLT | NET AREA | \$NLA(RCN) | SIZE ADJ | DETAIL ADJ | OVERALL | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|----------|----------|------------|----------|------------|---------|---------|----|-------------|-----|---|-----|---|-------------|-------|----|-----------|-----|
| | | | | | | | | | | | | | | | | | |

| | |
|----------------|------|
| TOTAL RCN | |
| CONDITION ELEM | CD |
| | |
| EFF. YR/AGE | |
| COND | |
| FUNC | |
| ECON | |
| DEPR | % GD |
| RCNLD | |

ATM 2022 — SB Art 20

December 16, 2021



Town of Canton
Office of the Selectman

Reference: 25 Neponset Street
Parcel ID: 26-24
Class: 9360
BK-PG(Cert): 14587-519

Request for Warrant Article to auction

Dear Town Council Members,

I, Dr. J. Gabriel Solomon, resident, and registered voter of Canton since 2019, hereby would like to kindly ask for your consideration of an article of auction for 25 Neponset Street.

I moved to Canton with my two daughters ages 14 and 12 following a divorce in 2019. I have since built a life in Canton with my daughters attending the Canton Public Schools (Galvin Middle School and Canton High School). I have been working locally at Bridgewater State University since 2017 as a full-time professor of behavioral and neuroscience assessment.

I have been living with my two daughters at Waterfall Drive where I rent a two-bedroom condo for \$2,345 a month since August 2019. I would like to establish some permanent roots in Canton and have been searching for a small single-family home for my growing daughters and me. 25 Neponset Street would be an ideal location to build a small single-family home.

I have been informed by the Office of the Selectman that the parcel is owned by the Town of Canton and have not been listed for auction for quiet some time. Therefore, I hereby would like to ask for your consideration of a warrant article of auction in your upcoming January 2022 meeting.

I kindly thank you in advance for any actions you may take to auction off the property which deserves to be put to good use.

Sincerely, Dr. Solomon


Dr. Jibril Gabriel Solomon, Ph.D.
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