

Community Preservation Funding Application — Fiscal Year 2026

55 Main Street, Westford, Massachusetts 01886

 jbeyer@westfordma.gov | jhealy@westfordma.gov  (978) 399-2905

1. Basic Project Information

Submission Date: 1/9/2026

Project Name: Library Skylight Restoration

CPA Funds Requested: \$60,000.00

Applicant Information:

Name: Ellen Rainville, Library Director

Address: J. V. Fletcher Library, 515 Groton Rd., Westford MA 01886

Phone: 978-399-2312

Email: erainville@westfordma.gov

Sponsoring Board/Committee(s): Board of Library Trustees; Permanent Town Building Committee

Additional Responsible Parties (if applicable): Jeff Goodwin, Facilities

Project Manager/Contact Person: Ellen Rainville, Library Director

2. Project Purpose

Select all that apply:

Open Space Affordable Housing Historic Preservation Recreation

3. Project Description and Goals

Provide a comprehensive project summary using the space at the top of page two or attach additional pages as necessary. Include the following information:

- **Project Purpose and Scope:** Clearly describe the objectives and scope of the project.
- **Community Benefits:** Explain how the project will benefit the residents of Westford and how those outcomes will be measured.
- **Preservation Impact:** Describe how the project preserves the town's character and aligns with the goals of the Community Preservation Act.
- **Timing Considerations:** If submitting outside the standard funding cycle, provide an explanation (example Special Town Meeting vs Annual Town Meeting). If project could be completed in multiple phases, please describe.
- **Long Term Impact:** What are the long-term maintenance or stewardship plans.

Project Description: (attach additional pages as necessary)

The historic lay light in the Mary Atwood Room of the J.V. Fletcher Library—original to the Greek Revival building—was long hidden beneath painted plywood, installed decades ago in the late 1960’s to address roof leaks and allow the use of the latest technology – film projection. While the plywood was painted to resemble a sky, it concealed the original architectural feature designed to bring natural light into this meeting space.



Image 1: Existing Condition in 2024 prior to starting construction



Image 2: Condition in November 2025 after removal of the painted plywood cover, allowing the original lay light to be visible. This photo is taken prior to the roofing work and interior restoration work.

Now under construction, the lay light has been reopened as part of a larger restoration effort. A new Skylight, roof and interior repairs, along with new energy-efficient LED lighting, will restore this feature to both its original beauty and intended function.

The scope of our work will include:

- a new Skylight at the roof, including related roof framing, sheathing, membrane underlayment and synthetic slate material
- an interior Gypsum Wall Board constructed light shaft leading from the new skylight to the restored Lay Light.

We have pricing from the Deduct alternate submitted during the General Contractor bidding. We received 6 (six) competitive bids, so we feel confident in this value of \$60,000 for the work as described in the bidding document:

“Deduct alt #4 New skylight and the interior GWB light shaft to be eliminated in their entirety. See architectural drawings for location and coordination. Provide new roof framing, sheathing, membrane underlayment, and synthetic slate roof material. Interior translucent panels and associated framing to remain as shown in the drawings.”

Below is the quote from Hutter Construction as part of their Official project bid document and contract with the Town of Westford:

C. The proposed contract price is:

Twenty Million Four Hundred Seventy-one Thousand Six Hundred Thirty-four Dollars \$20,471,634.00.

For alternate No. 1: Exterior Granite Sign	Subtract:	-\$17,360.00
For alternate No. 2: Site Benches	Subtract:	-\$54,330.00
For alternate No. 3: Reduce Interior Glazing	Subtract:	-\$4,400.00
For alternate No. 4: Delete Skylight	Subtract:	-\$60,000.00

4. Project Location and Ownership

Project Address: 50 Main Street, Westford MA 01886

Assessor Information (Map/Block/Lot ID): See attached documentation of all deed language.

Ownership/Care and Custody Information: Board of Library Trustees, Town of Westford

Most CPA-funded projects require legal protections to ensure long-term preservation:

Open Space / Conservation: Land or conservation restrictions must remain permanently protected (e.g., Conservation Restriction under M.G.L. Chapter 184).

Historic Preservation: Properties must include a preservation restriction or covenant to maintain historical integrity.

Affordable Housing: Long-term affordability must be secured through a restriction or covenant.

Recreation: Restrictions may be required if the project secures permanent public recreational access.

Applicants should check all that apply and attach supporting documentation or proof of restriction. The Community Preservation Committee/Town of Westford may require deed restrictions or covenants to be obtained as a condition of funding, if not already in place.

Deed Restrictions Required (check all that apply):

Conservation Housing Historic Preservation ***Building Within Historic District***

5. Budget

Attach a complete project budget, including estimates or quotes as needed.

Percent of Total Budget Requested from CPA Funds: 100%

Other Funding Sources (committed/applied/planned): MPLCP Library Building Grant and Town Bond Issue; Friends of the J. V. Fletcher Library Fund Raising and Utility and Earmark Offsets

Anticipated Annual Income/Expenses: None; cleaning only

Recurring Expenses (maintenance, etc.): None; cleaning only

Taxpayer Impact: Incorporated into Annual Library Maintenance and Cleaning Budget

6. Procurement

Projects exceeding \$10,000 must comply with applicable public procurement laws.

- **Town Departments:** Follow MGL Chapter 30B procedures.
NOTE: this project has followed MGL Chapter 149 Procedures.
- **Non-Town Department applicants:** Describe your proposed compliance plan to ensure procurement procedures are followed. Applicants may be directed to the Town Manager's office for additional follow-up and guidance.

Note: Non-Town Department applicants must sign a grant agreement before CPA funds are released. The Town Manager's office will assist with this process as needed.

Procurement Plan: Public Bidding and Pre-Qualification for General Contractor was conducted Spring of 2025.

7. Project Timeline

Proposed Start Date: March 2026

Expected Completion Date: December 2026

Include key milestones or phases of the project if applicable:

Roofing Installation Completion: May 2026

Interior lay light Restoration Completion: October 2026

8. Endorsements by Applicable Boards/Commissions

Check all that apply and attach letters of support to the application:

- Affordable Housing Committee and/or Housing Authority
- Cemetery Commission
- Conservation Commission
- Historic Commission {*Attendance/agenda item at Historic Commission Meeting in the future*}
- Parks and Recreation Commission
- Planning Board
- Water Commission
- Other: Board of Library Trustees
- Other: Permanent Town Building Committee

9. List of Attachments

Include all supporting materials relevant to your application:

- Site maps, photographs, or plans
- Cost estimates or contractor quotes
- Letters of support or endorsements
- Ownership documentation or legal agreements
- Deed restrictions

10. Applicant Signatures

Signature: *Ellen D. Rainville* Date: 1/8/2026

Printed Name: Ellen D. Rainville Title: Library Director

For Community Preservation Committee Use Only

Date Received:

Year:

Is Sufficient Data/Detail Provided?

Is Timeliness an Issue?

Is Additional Information Required?

Project Interview Date:

Public Hearing Date:

Committee Vote: Yes No Abstain

Date:

Recommendation for Town Meeting Consideration: Spring Fall Special



**Town of Westford
Permanent Town Building Committee**

55 Main Street
Westford, Massachusetts 01886

Ellen Rainville, Director
J.V. Fletcher Library
515 Groton Road
Westford, MA 01886

January 6, 2026

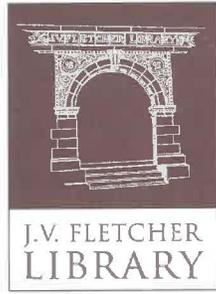
Dear Ms. Rainville,

At the joint Permanent Town Building Committee meeting on January 5, 2026, you asked for our support of the Library's CPC application for \$60,000.00 to restore the original skylight located in the Mary Atwood Hall of the original 1896 Library. This project is in conjunction with the Library Building Project — funded by Town funds, energy and fund-raising offsets, and the Massachusetts Board of Library Commissioners' Massachusetts Public Library Construction Program Grant. In all of the public presentations regarding this project, the Board of Library Trustees have always included a projected CPA application as a funding source, and the joint Building Committee hopes to realize that. The Library is an important building, located within the Westford Center Historic District, on the Common, and this project will restore an original feature of the building.

At this meeting, the Permanent Town Building Committee voted unanimously to support this application. We continue to support the efforts of the Town in preserving the beautiful J. V. Fletcher Library building.

Sincerely,
Chris Harpinsky
Clerk, Permanent Town Building Committee

cc: Jesse Beyer, Town Accountant
Toody Healy, Chairperson CPC



ELLEN D. RAINVILLE
Director

Ellen Rainville, Director
J.V. Fletcher Library
515 Groton Road
Westford, MA 01886

Widening Westford's World

January 6, 2026

Dear Ms. Rainville,

At the Board of Library Trustees' meeting on January 5, 2026, you asked for our support of the Library's CPC application for \$60,000.00 to restore the original skylight located in the Mary Atwood Hall of the original 1896 Library. This project is in conjunction with the Library Building Project — funded by Town funds, energy and fund-raising offsets, and the Massachusetts Board of Library Commissioners' Massachusetts Public Library Construction Program Grant. In all of the public presentations regarding this project, the Board of Library Trustees have always included a projected CPA application as a funding source. The Library is an important building, located within the Westford Center Historic District, on the Common, and this project will restore an original feature of the building.

At this meeting the Board of Library Trustees voted unanimously to support this application. We continue to support and further the efforts of the Town in preserving the beautiful J.V. Fletcher Library building.

Sincerely,

Elizabeth (Buffie) Diercks
Secretary, Board of Library Trustees

cc: Jesse Beyer, Town Accountant
Toody Healy, Chairperson CPC

https://westfordmass-my.sharepoint.com/personal/erainville_westfordma_gov/Documents/H-Drive/Ellens Docs/WINWORD/GRANTS/WTO_COMMUNITY PRESERVATION COMM/CPA2026/BOT SUPPORT LETTER 1.6.26.docx

Ellen Rainville

From: Ellen Rainville <erainville@westfordma.gov>
Sent: Wednesday, January 7, 2026 2:57 PM
To: noellenr@verizon.net
Subject: Fw: LIBRARY BUILDING PROJECT CPC APPLCATION
Attachments: FY26_Community_Preservation_Application_1.6.26 DRAFT.docx; BOT SUPPORT LETTER 1.6.26.docx; HIST COMM SUPPORT LETTER_DRAFT.docx; PTBC SUPPORT LETTER 1.6.26.docx

Ellen Rainville, Library Director
J. V. Fletcher Library ~ temporarily at
515 Groton Road
Westford MA 01886
www.westfordlibrary.org
W: 978-399-2312
F: 978-399-2596
C: 978-423-1951

As long as I can read, nothing human is beyond my understanding, nothing is totally foreign to my nature...there are no limits to my being...I'm never alone. ~ Linda Weltner



From: Ellen Rainville <erainville@westfordma.gov>
Sent: Wednesday, January 7, 2026 2:56 PM
To: David Gutbrod (Personal) <gutbrod@prodigy.net>; Brian Alcorn <balcorn@westfordma.gov>
Cc: Glen Secor <GSecor@westfordma.gov>; Mike Padden <MPadden@westfordma.gov>; Scott Hazelton <SHazelton@westfordma.gov>; Jeremy Healy <JHealy@westfordma.gov>; Ellen Rainville <erainville@westfordma.gov>; Kristina Leedberg <kleedberg@westfordma.gov>
Subject: LIBRARY BUILDING PROJECT CPC APPLCATION

Dear Chair Gutbrod,

Scott Hazelton, Vice-Chair of the Permanent Town Building Committee, advised the Joint Library Building Committee of the Historical Commission meeting tonight — a posting I unfortunately missed.

I am attaching the Library Skylight CPA Grant Application approved by both the PTBC and the Board of Library Trustees on Monday night, as well as the support letters voted on by those two boards.

Finally, I am attaching a DRAFT support letter for the Historical Commission to consider acting on at their next posted meeting, when we would like to appear on the agenda.

Thank you so much for your consideration.

Ellen Rainville, Library Director



Town of Westford
Westford Historical Commission
55 Main Street
Westford, Massachusetts 01886

Ellen Rainville, Director
J.V. Fletcher Library
515 Groton Road
Westford, MA 01886

MONTH ***, 2026

Dear Ms. Rainville,

At the Westford Historical Commission meeting on MONTH ***, 2026, you asked for our support of the Library's CPC application for \$60,000.00 to restore the original skylight located in the Mary Atwood Hall of the original 1896 Library. This project is in conjunction with the Library Building Project — funded by Town funds, energy and fund-raising offsets, and the Massachusetts Board of Library Commissioners' Massachusetts Public Library Construction Program Grant. The Library is an important building, located within the Westford Center Historic District, on the Common.

At this meeting the Historical Commission voted *** to support this application. We are pleased to see the dedication of the Town in preserving the beautiful J.V. Fletcher Library building.

Sincerely,
Brian Alcorn, Secretary
Secretary, Westford Historical Commission

cc: Jesse Beyer, Town Accountant
Toody Healy, Chairperson CPC

c. 1894

259 11 585

Westford and its assigns, that the sale aforesaid has in all particulars been conducted according to the provisions of law. In Witness Whereof of the said Deane & Day, Collector as aforesaid, have hereunto set my hand and seal this twenty-second day of November in the year one thousand eight hundred and ninety-four. Deane & Day, Collector of Taxes for the Town of Westford. Signed and sealed in presence of John M. Fletcher, Commonwealth of Massachusetts, Middlesex, ss. Westford Nov. 22, 1894. Then personally appeared the above-named Deane & Day, Collector of Taxes for the Town of Westford and acknowledged the foregoing instrument to be his free act and deed. Before me, John M. Fletcher, Justice of the Peace, Middlesex, ss. North District Recorded Dec. 1st 1894, 8. A. M. word interlined

~~John M. Fletcher~~ J.P.

59-18

Know All Men by these Presents, that under and by authority of Chapter 27, Section 41 of the Public Statutes of the Commonwealth of Massachusetts, as amended by Chapter 145 of the Acts of 1894, authorizing the taking of land for public library buildings, the inhabitants of the town of Westford, in the County of Middlesex and said Commonwealth at a town meeting duly warned and held for that purpose on November 6, 1894, did select and take as a place for the erection of a public library building for the use of said town a certain parcel of land within the limits of said town, and not previously appropriated to public use, and the following is a description of the land so selected and taken as aforesaid, to wit: Beginning at the southeast corner at a stone post near the old store owned by Helen W. Leighton; thence Northerly one hundred forty-five and one-half feet by the fence along the land of said Leighton to a corner of the fence at a stone bound; thence West-erly one hundred eighty-nine and one-half feet by the fence and wall along the said Leighton's land to the corner of the wall at land of the first parish church; thence Southerly and South-easterly by the wall and fence along said last named land about one hundred thirty-two feet to the road; thence Easterly by the road about one hundred thirty-two feet to the bound first mentioned. Said lot contains about three-fifths of an acre, and is situated on the Northerly side of the road leading from said Westford to Lowell; and at the time of said selecting and taking thereof as aforesaid was known as the estate of Mary Bowersoft and Edward S. Wright. And the said parcel of land is taken by the said inhabitants of said Town of Westford for the purpose of erecting thereon a public library building for the use of the inhabitants of said town. In Witness Whereof these presents are signed by the selectmen of the Town of Westford, this tenth day of December in the year of our Lord, 1894. Sherman H. Fletcher, George W.

Wright et al, et
to
Town of Westford

Taking of land.

Library

3 of 142
5
26, 136

ROY C. SMITH, Trustee, Rental Real Estate Trust under Declaration of Trust, dated October 31, 1983, recorded with Middlesex North District Registry of Deeds, Book 2669, Page 559 of Acton, Middlesex County, Massachusetts

~~being unmarried~~, for consideration paid, and in full consideration of *SEVENTY FIVE THOUSAND AND NO/100 (\$75,000.00) DOLLARS*

grant to The Inhabitants of Westford, a municipal corporation located* in Middlesex County, Massachusetts

of: with quitclaim covenants

~~the land in~~

[Description and encumbrances, if any]

The land with the improvements thereon off of the northwesterly side of Main Street, in Westford, Middlesex County, Massachusetts, being shown as Lot L, on a plan entitled, "Plan of Land in Westford, Mass., showing Land to be conveyed to the Town of Westford, " Scale: 1 Inch = 40 Feet, January 30, 1987, Acton Survey & Engineering, Inc., 277 Central Street, Acton, Mass., to be recorded herewith in the Middlesex North District Registry of Deeds, reference to which plan may be had for a more particular description of Lot L.

Containing 32,935 square feet and being Lot L however otherwise bounded, measured or described.

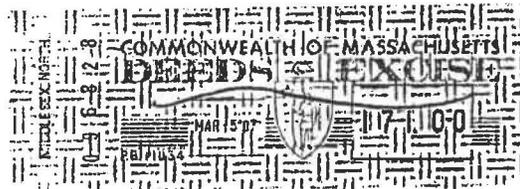
The Grantee by acceptance and recording of this deed covenants with the Grantor and his heirs and successors and assigns that if any portion of Lot L is used for the parking of motor vehicles, then the Grantee will for the benefit of Lot R shown on the above referenced plan, erect a landscaped separation buffer in an area ~~at least~~ (10) feet distant from all points on the common boundary between Lot L and Lot R. The landscaped buffer will be of white pines of at least SEVEN (7) feet in height when planted and, planted in two (2) rows at least EIGHT (8) feet apart and with the trees in each row staggered every six (6) feet from the tree in the next row.

Being part of the premises conveyed to Roy C. Smith Trustee, Rental Real Estate Trust, by deed of Larry A. Smith et ux, dated ~~January~~ JUNE 12, 1986 and recorded in said Deeds, Book 3546, Page 25.

See PUBX 158-0185

1987 MAR -5 PM 1:57

32,935
=
0.75618
AC



3/15/1987

59-18

Lot L in the rear

Know all Men by these Presents

59-18

BOOK
1689
PAGE
63

that THE CENTRAL SAVINGS BANK, a corporation established under the laws of the Commonwealth of Massachusetts and located at Lowell in the County of Middlesex and said Commonwealth, the holder of a mortgage

from R & N Realty Trust

to said Bank, THE CENTRAL SAVINGS BANK,
dated December 7, 1964, and recorded with the Registry of Deeds for Northern District of Middlesex County in said Commonwealth, book 1677 page 83, acknowledges satisfaction of the same.

In Witness Whereof the said THE CENTRAL SAVINGS BANK has caused its corporate seal to be hereto affixed and these presents to be signed, executed, acknowledged and delivered in its name and behalf by Gerald F. Bolton its Assistant Treasurer, hercunto duly authorized this 19th day of March in the year of our Lord nineteen hundred and Sixty-five

THE CENTRAL SAVINGS BANK

Gerald F. Bolton
Gerald F. Bolton



Commonwealth of Massachusetts

MIDDLESEX, ss. March 19, 1965 Then personally appeared the above named Gerald F. Bolton and acknowledged the foregoing instrument to be the free act and deed of THE CENTRAL SAVINGS BANK, before me.

J. Donald Adams
J. Donald Adams Notary Public.
My commission expires November 3, 1967

Rec'd & entered for record Mar. 19, 1965 at 2h. 26m. P. M. #1027

14,545 \$ - 0.33391 AC

7/1964

I, Marian F. Winnek,

of Westford, Middlesex County, Massachusetts,
being unmarried, for consideration paid, grant to the Inhabitants of the Town of Westford

of said Westford with quitclaim revenues
the land in said Westford adjoining the land of the J. V. Fletcher Library and in the rear of said (Redacted) Library and bounded and described as follows:

P/O
59-18

Beginning at a stone bound at the Northwesterly corner of land of said Library and at land of the First Parish Church United; thence running Easterly along land of said Library 200 feet to a stone bound at the Northeast corner of land of said Library and at land of Marden H. Seavey; thence running Northerly 75 feet in a straight line to a marker; thence running Westerly on a line parallel to the course first mentioned 187 feet to a marker at land of Joseph R. Connell; thence running Southerly along said Connell land 35 feet to a stone bound; thence Westerly along said Connell land 13 feet to a marker; thence running Southerly along land of said First Parish Church United 40 feet to the point of beginning.

Containing 14,545 square feet of land, more or less, and any or all of said measurements above described being more or less.

Being the same premises conveyed to me by deed of Marden H. Seavey dated *APRIL 23, 1964* and recorded with Middlesex North District Registry of Deeds in Book *1644* Page *578*.

This conveyance is subject to the right of the said Marden H. Seavey to use the granted premises for a period of ~~ten~~ *five* years from the date of the aforesaid deed for the growing of crops.

The consideration for this conveyance is other than monetary; therefore, no revenue stamps are required.

~~husband~~ ~~of said grantor,~~
~~wife~~

~~release -- to said grantee all rights of -- tenancy by the curtesy -- and other interests therein --~~
~~dower and homestead --~~

Witness my hand and seal this *13th* day of *July*, 19*64*

Marian F. Winnek

The Commonwealth of Massachusetts

Middlesex: *County* ss. *Westford, Massachusetts, July 13,* 19*64*

Then personally appeared the above named *Marian F. Winnek*

and acknowledged the foregoing instrument to be her free act and deed, before me

Alister M. Douglas
Notary Public

My commission expires *December 25,* 19*70*



Rec'd & entered for record Mar. 19, 1965 at 3h. 40m. P. M. #1028

I, Francis Barretto,

of *Dracut, Middlesex* County, Massachusetts

~~has purchased~~, for consideration paid, grant to *John J. Barretto and Dennis Barretto,* both

of *Westford, in said County,*



Town of Westford, MA

1 inch = 139 Feet



www.cai-tech.com

July 14, 2025



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



C-4-33

059 0018 0000
 MAP PARCEL LOT

1 of 1 COMMERCIAL
 CARD Westford

APPRaised: 6,632,000/ Total Card / Total Parcel
 USE VALUE: 6,632,000/ 6,632,000
 ASSESSED: 6,632,000/ 6,632,000



PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		MAIN ST, WESTFORD

OWNERSHIP

Owner 1:	TOWN OF WESTFORD
Owner 2:	C/O LIBRARY TRUSTEES
Owner 3:	
Street 1:	50 MAIN ST
Street 2:	
Twn/City:	WESTFORD
St/Prov:	MA Cntry
Postal:	01886

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 1.59 Acres of land mainly classified as IMPROVE-BOS with a LIBRARY Building built about 1897, having primarily BRICK Exterior and 26426 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	RA	RES A	100	water	PS	PUB WATER
o				Sewer	SP	SEPTIC
n				Electri		
Census: 059 0018 0000						
Flood Haz:						
D				Topo	1	LEVEL
s				Street	P	PAVED
t				Gas:	M	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
931	IMPROVE-BC		69260		Sq.Ft.	Site	1.0	0	8.73	1.00	R3									604,640				1	1	604,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
931	1.590	5,982,900	44,500	604,600	6,632,000
Total Card					
	1.590	5,982,900	44,500	604,600	6,632,000
Total Parcel					
Source: Market Adj Cost		Total Value per SQ unit /Card:		250.97	/Parcel: 250.97

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	931	FV	5,699,400	49200	1.59	557,800	6,306,400		Year End Roll	8/22/2024
2024	931	FV	5,428,400	48200	1.59	531,200	6,007,800		Year End Roll	11/7/2023
2023	931	FV	5,016,200	45200	1.59	505,600	5,567,000	5,567,000	Year End	10/4/2022
2022	931	FV	4,998,000	40800	1.59	448,700	5,487,500	5,487,500	Year End	9/24/2021
2021	931	FV	4,998,000	40800	1.59	448,700	5,487,500	5,487,500	Year End Roll	11/17/2020
2020	931	FV	4,998,000	38200	1.59	448,700	5,484,900	5,484,900	Year End Roll	9/26/2019
2019	931	FV	4,998,000	39600	1.59	490,400	5,528,000	5,528,000	Year End Roll	11/26/2018
2018	931	FV	4,998,000	39600	1.59	474,400	5,512,000	5,512,000	Year End Roll	12/13/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	0259-535		12/15/1894	OTHER		1	No	No	

1894

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.58999 Total SF/SM: 69260 Parcel LUC: 931 IMPROVE-BOS Prime NB Desc RES 3 Total: 604,640 Spl Credit Total: 604,600

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Westford

willn

2025

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Bld Reason:	
Civil District:	
Ratio:	

PRINT
 Date Time
 07/14/25 14:30:28

LAST REV
 Date Time
 11/20/24 11:22:42

!5739!

apro
 5739

59 18

C4-33

PROP. LOC.	NUMBER	SUFF.	STREET NAME	TOWN	MAP	PARCEL	SUB	MAP	LOT	CLASS	ST. CLASS CODE		
110	-		MAIN ST	010	330	C4	33	120	121	101	E	102	903

RECORD OF OWNERSHIP AND MAILING ADDRESS				STREET CODE	DEED BK.	DEED PG.	DATE	STAMPS	DEED AMOUNT		
901	WESTFORD TOWN OF	111		114	259	115	535	116	12-15-1894	117	
902	J V FLETCHER LIBRARY										
903											
904	ST _____ ZIP _____										

MAIN ST WESTFORD MA 01886

NOTES:

471 Plan - - 32935A - Lot L purchased from Rental

472 Real Estate Trust combined on this lot

ACRES	SQ. FEET	LIVING UNITS	ZONE	NC	NBHD	PARTIAL	ACCOUNT CODE	ROUTE	OLD CLS.
1.59	180	0	RA	[]	2031				

LAND DATA & COMPUTATIONS										
300	0 NONE	N	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	ACTUAL UNIT PRICE	DEPTH FACTOR	EFFECTIVE UNIT PRICE	INFLUENCE FACTOR	LAND VALUE
301	LOT	L							[] %	
	1 REGULAR LOT	L							[] %	
	2 MINUS LOT	L							[] %	
	3 APARTMENT SITE	L							[] %	
	4 WATERFRONT	L							[] %	
304	SQ. FT.	S			SQ. FT.				[] %	
	1 PRIMARY SITE	S			SQ. FT.				[] %	
	2 SECONDARY SITE	S			SQ. FT.				[] %	
	3 UNDEVELOPED	S			SQ. FT.				[] %	
	4 RESIDUAL	S			SQ. FT.				[] %	
	5 WATERFRONT	S			SQ. FT.				[] %	
312	ACREAGE	A	1	1.59	ACRES	130000			09	150%
	1 PRIMARY SITE	A			ACRES				[] %	
	2 SECONDARY SITE	A			ACRES				[] %	
	3 UNDEVELOPED	A			ACRES				[] %	
	4 MARSHLAND	A			ACRES				[] %	
	5 WATERFRONT	A			ACRES				[] %	
	9 DESIGNATED FOREST LAND/ OPEN SPACE	A			ACRES				[] %	
321		A			ACRES				[] %	

SALES DATA					
MO	YR	TYPE	AMOUNT	SOURCE	VALID D
200					
201					
202					

TYPE CODES		VALIDITY CODES	
1 Land	2 Land & Building	3 Building	4 Other
SOURCE CODES		VALIDITY CODES	
1 Buyer	2 Seller	3 Agent	4 Other
ENTRANCE CODES		INFO CODES	
0 ENTRANCE & SIGNATURE GAINED	1 ENTRANCE GAINED	2 NOT APPLICABLE, UNIMP PARCEL	3 ENTRANCE & INFO REFUSED
4 ENTRANCE REFUSED, INFO AT DOOR	5 CURRENT UNOCCUPIED	6 EST. FOR MISC. REASONS (SEE MEMO)	7 OCCUPANT NOT AT HOME
8 OWNER	9 TENANT	10 OTHER	

SUMMARY OF VALUES			
325	A	0 TOTAL	1.59 ACRES
330	G	GROSS	
TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS		140000	
TOTAL VALUE LAND & BLDGS.			

PROPERTY FACTORS				SET BACK	
401	TOPOGRAPHY	411	UTILITIES	421	STR/RD
	LEVEL	1	ALL PUBLIC	1	PAVED
	ABOVE STREET	2	PUBLIC WATER	2	SEMI-IMPROVED
	BELOW STREET	3	PUBLIC SEWER	3	UNPAVED
	ROLLING	4	GAS	4	PROPOSED
	STEEP	5	WELL	5	CURB & GUTTER
	LOW	6	SEPTIC	6	SIDEWALK
	SWAMPY	7		7	ALLEY
	LEDGE	8		8	NONE

MEMORANDUM		
ALL Primary Lot		
BUILDING PERMIT RECORD		
NUMBER	DATE	AMOUNT
461		
462		

SIGNATURE BY OWNER OR AGENT BELOW INDICATES DATA ON THIS FORM WAS COLLECTED IN YOUR PRESENCE, IT DOES NOT MEAN THAT YOU HAVE VERIFIED THE INFORMATION HEREON.

DATE INSP. _____ COLLECTOR INITIALS _____

PROCESSING DATA						
DEL	ADD	CHG	F/D	MO	DAY	YR
1	2	3	4			
1	2	3	4			
1	2	3	4			
1	2	3	4			
1	2	3	4			

498 DELETE 505-533

500 V VACANT D DWELLING O OTHER

506 STORY HEIGHT
1.0 1.5 2.0 2.5 3.0

506 EXTERIOR WALLS
1 FRAME 4 BLOCK 7 STONE
2 BRICK 5 STUCCO 8 ASBESTOS
3 MAS. & FR. 6 ALUM/VINYL 9 CONC

507 STYLE
1 RAISED RANCH 7 CONDO 13 MANSION
2 SPLIT LEVEL 8 CONTEMP. 14 GAMBREL
3 RANCH 9 TWHSE./ROW 15 BARRISON
4 CAPE 10 COTTAGE 16 OTHER
5 OLD STYLE 11 BUNGALOW
6 COLONIAL 12 DUPLEX

508 AGE
ERECTED 1 ___ EST. ___ REMODELED 18 ___

509 LIVING ACCOMMODATIONS
TOTAL ROOMS ___ BED ROOMS ___ FAMILY ROOMS ___
FULL BATHS ___ HALF BATHS ___ ADDN'L FIXT ___ TOTAL FIXT ___

510 KITCHEN REMOD 1 2 511 BATHROOM REMOD 1 2
YES NO YES NO

512 BASEMENT
1 NONE 2 CRAWL 3 PART 4 FULL

513 HEATING
1 NONE 2 BASIC 3 CENTRAL AIR CON
HEATING FUEL TYPE
1 NONE 2 GAS 3 ELECTRIC 4 OIL 5 COAL 6 SOLAR
HEATING SYSTEM TYPE
1 NONE 2 WARM AIR 3 ELECTRIC 4 HOT WATER 5 STEAM

514 ATTIC
1 NONE 2 UNFIN 3 PT. FIN 4 FULL FIN 5 FULL FIN/WH

515 INTERIOR CONDITION RELATIVE TO EXT.
1 BETTER 2 SAME 3 POORER

516 PHYSICAL CONDITION
1 EX 2 GD 3 AV 4 FR 5 PR 6 VP 7 UN

517 CONDO LEVEL ___ 518 CONDO TYPE ___

520 OTHER FEATURES
1 BRICK TRIM
2 STONE TRIM
3 REC ROOM
4 FIN BSMT LIV AREA
5 WB FP: STACKS OPENINGS
6 METAL FP STACKS
7 WOOD BURNER (CENTRAL)
8 BASEMENT GARAGE NO. CARS
9 UNFIN AREA (-) %
10 HEATING AREA (-) %

530 GROUND FLOOR AREA

531 GRADE FACTOR A B C D E

532 COST & DESIGN FACTOR %

533 CDU EX VG GO AV FR PR VP UN

LOC. 59-1P

799 DELETE 801-810

OTHER BUILDING & YARD IMPROVEMENTS

TYPE CODE	QUAN	YEAR	SIZE	G	COND	RATE	BASE VALUE	MA	MOD CODES	TRUE VALUE
801										
802										
803										
804										
805										
806										
807										

810 MISCELLANEOUS IMPROVEMENTS

OTHER BUILDINGS & YARD IMPROVEMENTS - TYPE CODES

RESIDENTIAL RC1 - Carport RC2 - Canopy RG1 - Frame/CB Det. Garage RG2 - Brick/Stone Det. Garage RS1 - Frame Utility Shed RS2 - Metal Utility Shed	POOLS RP1 - Plastic Liner RP2 - Prefab. Vinyl RP3 - Reinforced Concrete RP4 - Fiberglass RP5 - Gunite	AGRICULTURAL BARN AB1 - Bank AB2 - Flat AD1 - Dairy and Horse AL1 - Lean To	GREENHOUSES GH1 - Wood Frame/Glass GH2 - Metal Frame/Glass GH3 - Wood Frame/Plastic	TENNIS COURTS TC1 - Asphalt TC2 - Concrete TC3 - Clay	ADDITION CODES 10 - 1s Frame 11 - Open Frame Porch 12 - Enclosed Frame Porch 13 - Frame Garage 14 - Frame Utility 15 - Frame Bay	20 - 1s Masonry 21 - Open Masonry Porch 22 - Enclosed Masonry Porch 23 - Masonry or Brick Garage 24 - Masonry Utility 25 - Masonry Bay	30 - Carport 31 - Wood Deck 32 - Canopy 33 - Conc. or Masonry Patio 34 - Stone or Tile Patio 35 - Masonry Stoop or Terrace
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800 SEE DETAILED CARD
2 SEE DETAILED REPORT *Liberry*

801 Market Review Total Value \$ Month Day Year Reviewer

SKETCH VECTOR

A - ADDITION
C - COMMENCE (PEN DOWN)
U - UP
D - DOWN
R - RIGHT
L - LEFT
X - X - ANGLES
H - HALT (PEN UP)

NOTES: ALL ADDITIONS MUST BE STARTED FROM SAME BEGINNING SOUTHWEST POINT

701	A	U	C																	
702																				
703																				
704																				
705																				
706																				
707																				
708																				
709																				

ADDITIONS

ADDN CODE	LWR	1ST	2ND	3RD	AREA	ADDN CODE	LWR	1ST	2ND	3RD	AREA
801	A1					805	A5				
802	A2					806	A6				
803	A3					807	A7				
804	A4					808	A8				

REMODELING & MODERNIZATION

EXTERIOR	BATHROOM
INTERIOR	PLUMBING
ADDITIONS	ELECTRIC
KITCHEN	HEATING

DWELLING COMPUTATIONS

STORY	
SF	
BASE PRICE	--
BASEMENT	
HEATING	±
PLUMBING	±
ATTIC	+
ADDITIONS	+
OTHER FEATURES	+
SUB TOTAL	
x GRADE FACTOR %	±
x C & D FACTOR %	±
= BASE VALUE	
x MARKET ADJUSTMENT	
= TRUE VALUE	

TOTAL GROSS VALUE

WESTFORD TOWN OF
J V FLETCHER LIBRARY

WESTFORD

MA01886

330 000000C4 0033.

01 of 01

E 903 000 RA

203

TOWN MAP PARCEL

SUB CAR# NO

CLASS ST. CLASS CD

LIV. UNITS

ZONING

MRPD.

ROOFING NO.

NOTE 1

NOTE 2

DEED BK.

DEED PG.

ACCOUNT NO.

PROPERTY ADDRESS

MAIN ST

TOP: ABOVE
STREET: PAVED
UTIL:

LOT	LAND DATA & COMPUTATIONS				FRONTAGE RATE	INFLUENCE FACTOR	LIV. VALUE
	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	ACTUAL DEPTH			
LOT 1							
LOT 2							
LOT 3							
PRIM		36325	SQFT	1.25			48700
SF							
AC							
AC							
AC							
AC							
AC							
AC							
TOTAL ACRES		0.834					
GROSS LAND							TOTAL LAND VALUE 48700

DWELLING DATA & COMPUTATIONS			
NO. LIVING UNITS	000	STORY HEIGHT ATTIC	2.0 NONE
STYLE	OLD STYLE	GROUND FLOOR AREA	1944 SF
TOTAL ROOMS	10	EXTERIOR WALLS	BRICK
BEDROOMS	00	ADJUSTED BASE	
FAMILY ROOMS	0	BASEMENT	FULL
HEAT SYSTEM FUEL	HWAT/OIL	HEAT & A/C	BASIC
BATHROOMS	0 HALFS	PLUMBING	8 FIXTURES
ADDITIONAL FIXTURES	0	EXTERIOR TRIM	
		REC ROOM	1944
		FIN BSMT LIVING AREA	
		WFR WOOD BURNER (CENTRAL)	
		BASEMENT GARAGE	
		UNIT IN AREA	
TOTAL SF LIVING AREA		SUBT ⁰ AL GRADE	C = 1.00
YEAR BUILT	1800	C & D FACTOR	
REMODELED		RCN	
PHYSICAL CONDITION	AVERAGE	PERCENT GOOD	
CDU	AV	TOTAL DWELLING VALUE	

OTHER BUILDINGS & YARD											
SN	TYPE	QTY	CSN	YR	SIZE	AREA	GRD	RATE	COND	MOD CD	RCN

TOTAL 036Y

TOTAL OTHER IMPROVEMENT

NARRATIVE

ADDITIONS						ENTRANCE CODE	CALLS
ID	LT	1	2	3	FTS	LIST	
50	10				1008		
	10				524		
TOTAL						APPR COST VAL	378100
						RSN=0	12/03/85
						WESTFORD, MASS	

SALES DATA

VALUES	OLD	APPRAISAL	CURRENT ASST	VALUE
LAND	11725	48700		SF LA
BLDG	274525	329400		
TOTAL	286250	378100		