



56 WALKER STREET, MARLBOROUGH

\$749,900



**4
BEDS**



**3
BATHS**



**3,653
SQ. FT.**

**CONVENIENTLY
LOCATED!**

This truly one-of-a-kind stunning Contemporary offers a rare combination of space, privacy, and versatility! Set on beautiful 1.2 acres and abutting conservation land, this property is a dream for nature lovers and hobbyists alike. There are 5 garage spaces, 3 under and 2 detached, perfect for car enthusiasts, workshop needs, or extra storage. Upon entering, you will notice the soaring cathedral ceilings, open concept floor plan, and numerous skylights. The tremendous 28x24 great room, which could be a 4th bedroom, with 15 foot ceilings has its own kitchen, full bath, walk-in closet, corner fireplace, and oversize slider to a private deck. The main kitchen features an island and ample cabinet space, which flows easily into the dining room & living room. The sunroom addition overlooks a beautiful peaceful yard. The 3rd floor has a spacious loft, primary bedroom, full bath, walk-in closet, and jetted tub. The finished lower level features a family room and dedicated exercise/office area with direct access to outdoors. Ideal for extended family situation!



S. ELAINE MCDONALD,
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License No. 90417



SCAN FOR MORE INFO



RE/MAX
Executive Realty

4 Mount Royal Avenue, Suite 110H
Marlborough, MA 01752



**MLS # 73432415 - New
Single Family - Detached**

**56 Walker St
Marlborough, MA 01752
Middlesex County**
Style: **Contemporary**
Color:
Grade School:
Middle School:
High School:
Approx. Acres: **1.25 (54,439 SqFt)**
Handicap Access/Features:
Directions: **Near Framing Road, Holm Street**

List Price: **\$749,900**

Total Rooms: **10**
Bedrooms: **4**
Bathrooms: **3f 0h**
Main Bath: **Yes**
Fireplaces: **3**
Approx. Street Frontage:

This truly one-of-a-kind stunning Contemporary offers a rare combination of space, privacy, & versatility! Set on beautiful 1.2 acres & abutting conservation land, this property is a dream for nature lovers & hobbyists alike. There are 5 garage spaces (3 under / 2 detached) perfect for car enthusiasts, workshop needs, or extra storage. Upon entering, you will notice soaring cathedral ceilings, open concept floor plan, & numerous skylights. The tremendous 28x24 great rm (could be 4th bedrm) w/ 15 ft ceilings, has its own kitchen, full bath, walk-in closet, corner FP, & oversize slider to a private deck. The main kitchen features an island & ample cabinet space, which flows easily into the DR & LR. The sunrm addition overlooks a beautiful peaceful yard. The 3rd floor has a spacious loft, primary bedrm, full bath, walk-in closet, & jetted tub. The finished lower level features a family rm & dedicated exercise/office area with direct access to outdoors. Ideal for extended family situation!

Property Information

Approx. Living Area Total: **3,653 SqFt** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Public Record**
Approx. Above Grade: **3,073 SqFt** Approx. Below Grade: **580 SqFt**
Living Area Disclosures: **580 SF in finished walkout lower level (family room and exercise room)**

Heat Zones: **4 Hot Water Baseboard, Gas** Cool Zones: **2 Central Air**
Parking Spaces: **6 Off-Street, Paved Driveway** Garage Spaces: **5 Detached, Under, Garage Door Opener, Heated, Storage, Work Area, Oversized Parking**

Disclosures: **Dimensions are approx. Buyer to verify all info. Pls review offer instructions in MLS B4 submitting an offer (1 PDF). Seller can accept an offer@anytime. Courtesy to buyer agents. Heated floor in main bath. 2 gas FP's & 1 wood FP. Main bath (2008). Pool table included. Central vac "as is" condition.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	19X15	Fireplace, Skylight, Ceiling - Cathedral, Window(s) - Bay/Bow/Box, Recessed Lighting
Dining Room:	1	12X10	Flooring - Wall to Wall Carpet, Slider
Family Room:	B	18X18	Fireplace, Closet
Kitchen:	1	15X11	Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Kitchen Island, Recessed Lighting
Main Bedroom:	1	28X24	Skylight, Closet - Walk-in, Closet, Flooring - Hardwood
Bedroom 2:	1	15X11	Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	1	11X11	Closet, Flooring - Wall to Wall Carpet
Bath 1:	1	11X7	Bathroom - Full, Bathroom - Tiled With Tub & Shower, Closet, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 2:	2	12X8	Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Jacuzzi / Whirlpool Soaking Tub
Bath 3:	2	8X6	Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	B		Dryer Hookup - Electric, Washer Hookup
Kitchen:	1	15X11	Countertops - Stone/Granite/Solid
Sun Room:	1	11X11	Ceiling Fan(s), Flooring - Laminate, Recessed Lighting, Slider
Great Room:	1	28X24	Fireplace, Skylight, Ceiling Fan(s), Closet - Walk-in, Closet, Cable Hookup, Open Floor Plan, Recessed Lighting, Slider
Foyer:	1	6X4	Flooring - Marble
Loft:	2	18X11	Flooring - Hardwood
Exercise Room:	B	17X12	Flooring - Wall to Wall Carpet, Exterior Access

Features

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**
Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Laundromat, Bike Path, Conservation Area, Highway Access, House of Worship, Public School, T-Station**
Basement: **Yes Full, Partially Finished, Interior Access, Garage Access, Exterior Access**
Beach: **Yes Lake/Pond**
Beach Ownership: **Public**
Beach - Miles to: **1 to 2 Mile**
Construction: **Frame**
Electric: **Circuit Breakers**
Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**
Exterior: **Wood**
Exterior Features: **Porch, Storage Shed, Screens, Garden Area**
Flooring: **Tile, Wall to Wall Carpet, Laminate, Marble, Hardwood**
Foundation Size: **46x26+28x28+**
Foundation Description: **Poured Concrete**
Hot Water: **Tank**
Insulation: **Full**
Interior Features: **Cable Available**
Lot Description: **Wooded, Easements**
Road Type: **Public, Paved, Publicly Maint.**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **Yes**
Exclusions: **Personal property**
Home Own Assn: **No**
Lead Paint: **None**
UFFI: **No** Warranty Features: **No**
Year Built: **1986** Source: **Public Record**
Year Built Description: **Renovated Since**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:093 B:111 L:000**
Assessed: **\$884,600**
Tax: **\$8,722.16** Tax Year: **2025**
Book: **0** Page: **0**
Cert:
Zoning Code: **Res**
Map: **93** Block: Lot: **111**

Office/Agent Information

Office: RE/MAX Executive Realty (508) 480-8400
Agent: S. Elaine McDonald (978) 838-9444
Team Member(s): Douglas Palino (978) 838-9444

Assessment and Sales Report

Location & Ownership Information

Address: 56 Walker St Marlborough, MA 01752
Map Ref: M: 093 **B:** 111 **L:** 000
Owner 1: Michael F Ferro
Owner Address: 56 Walker St Marlborough, MA 01752

Zoning:
Owner 2: Andrea Ferro

Property Information

Use: 1-Family Residence
Levels: 2
Total Rooms: 7
Full Baths: 2
Year Built: 1986

Total Area: 6,444 SqFt
First Floor Area: 0 SqFt
Attic Area: 0 SqFt
Unfinished Basement: 0 SqFt

Attached Garage: 0
Heat Type: Forced Hot Water
Roof Type: Gable
Air Conditioned: Yes
Foundation:

Style: Cape-Cod
Lot Size: 0.81 Acres (35,424 SqFt)
Bedrooms: 3
Half Baths: 1
Basement Type:

Total Living Area: 3,073 SqFt
Addl.Floor Area: 0 SqFt
Finished Basement: 0 SqFt
Total Basement: 0 SqFt

Other Garage: 0
Fuel Type: Natural Gas
Exterior: Wood Side/Shingles
Fireplaces: 0
Condition: Average

Assessment Information

Last Sale Date:
Last Sale Book:
Land Value: \$270,300
Misc. Improv.: \$0
Fiscal Year: 2025
Map Ref: M: 093 **B:** 111 **L:** 000
Tax Rate (Comm): 16.96

Last Sale Price:
Last Sale Page:
Building Value: \$611,700
Total Value: \$882,000
Estimated Tax: \$8,697
Tax Rate (Res): 9.86
Tax Rate (Ind): 16.96

Mortgage History

Recent Mortgage #1

Buyer Name: Andrea E Ferro
Mortgage Amount: \$30,000
Mortgage Book: 64804
Discharge Book: 79489
Discharge Date: 01/06/2022

Lender Name: Digital Fcu
Mortgage Date: 01/16/2015
Mortgage Page: 1
Discharge Page: 94

Recent Mortgage #2

Buyer Name: Andrea E Ferro
Mortgage Amount: \$160,000
Mortgage Book: 60103
Discharge Book: 83418
Discharge Date: 10/31/2024

Lender Name: Digital Fcu
Mortgage Date: 09/27/2012
Mortgage Page: 479
Discharge Page: 201

Recent Mortgage #3

Buyer Name: Andrea Ferro
Mortgage Amount: \$142,000
Mortgage Book: 56180
Discharge Book: 60400
Discharge Date: 11/02/2012

Lender Name: Digital Fcu
Mortgage Date: 12/30/2010
Mortgage Page: 559
Discharge Page: 490

Recent Mortgage #4

Buyer Name: Andrea Ferro
Mortgage Amount: \$14,000
Mortgage Book: 55303
Discharge Book: 5636
Discharge Date: 01/27/2011

Lender Name: Digital Fcu
Mortgage Date: 09/02/2010
Mortgage Page: 119
Discharge Page: 55

Recent Mortgage #5

Buyer Name: Andrea Ferro
Mortgage Amount: \$135,000
Mortgage Book: 53100
Discharge Book: 5627
Discharge Date: 01/13/2011

Lender Name: Digital Fcu
Mortgage Date: 06/30/2009
Mortgage Page: 124
Discharge Page: 93

Recent Mortgage #6

Buyer Name: Andrea E Ferro
Mortgage Amount: \$46,900
Mortgage Book: 48529
Discharge Book: 53337
Discharge Date: 08/05/2009

Lender Name: Digital Fcu
Mortgage Date: 11/21/2006
Mortgage Page: 591
Discharge Page: 387

Recent Mortgage #7

Buyer Name: Andrea E Ferro
Mortgage Amount: \$15,000
Mortgage Book: 45941
Discharge Book: 48732
Discharge Date: 12/27/2006

Lender Name: Digital Fcu
Mortgage Date: 08/25/2005
Mortgage Page: 252
Discharge Page: 568

Public record information is set forth verbatim as received by MLS PIN from third parties, without verification or change. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information.

Assessment and Sales Report

Location & Ownership Information

Address: 0 Walker St
Marlborough, MA 01752

Map Ref: M: 093 **B:** 111A **L:** 000

Owner 1: Michael F Ferro

Owner Address: 56 Walker St
Marlborough, MA 01752

Zoning:

Owner 2: Andrea Ferro

Property Information

Use: Residential Undvlpble Land

Levels:

Total Rooms:

Full Baths:

Year Built:

Total Area:

First Floor Area:

Attic Area:

Unfinished Basement:

Attached Garage: 0

Heat Type:

Roof Type:

Air Conditioned: No

Foundation:

Style:

Lot Size: 0.42 Acres (18,295 SqFt)

Bedrooms:

Half Baths:

Basement Type:

Total Living Area:

Addl.Floor Area: 0 SqFt

Finished Basement: 0 SqFt

Total Basement:

Other Garage: 0

Fuel Type:

Exterior:

Fireplaces:

Condition:

Assessment Information

Last Sale Date:

Last Sale Book:

Land Value: \$2,500

Misc. Improv.: \$0

Fiscal Year: 2025

Map Ref: M: 093 **B:** 111A **L:** 000

Tax Rate (Comm): 16.96

Last Sale Price:

Last Sale Page:

Building Value:

Total Value: \$2,500

Estimated Tax: \$25

Tax Rate (Res): 9.86

Tax Rate (Ind): 16.96

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CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				228 MARLBOROUGH, MA VISION
FERRO MICHAEL F ANDREA FERRO 56 WALKER ST MARLBOROUGH MA 01752		1 Level	1 All Public	1 Paved	2 Suburban	Description	Code	Assessed	Assessed	
						RES BLDG	1010	609,900	609,900	
						RES LAND	1010	270,300	270,300	
						RES BLDG	1010	1,800	1,800	
SUPPLEMENTAL DATA										
Alt Prcl ID 93/85 Deed Ref Aff Housin Schedule I A LCD CERT GIS ID M_196751_898151					PROBATE Assoc Pid#					
							Total	882,000	882,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
FERRO MICHAEL F		37833	0291	01-29-2003	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed
FERRO MICHAEL F		1546	0		U	V	0	1O	2025	1010	609,900	2024	1010	572,000
										1010	270,300		1010	245,700
										1010	1,800		1010	1,800
									Total		882,000	Total		819,500
									Total			Total		686,100

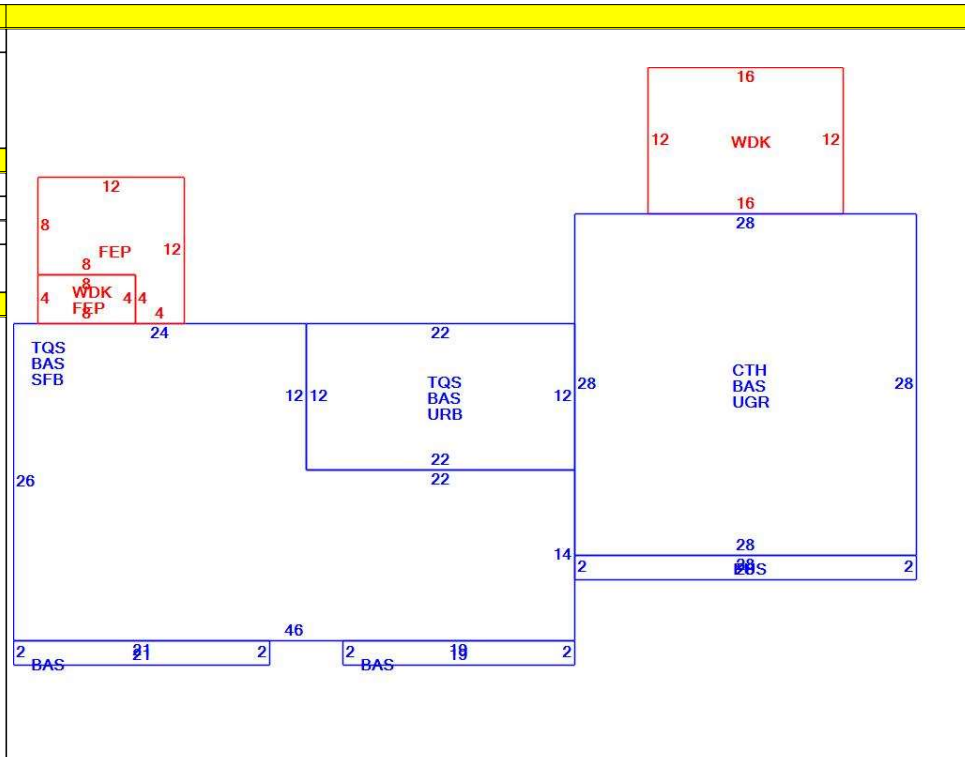
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int					
			Total				0.00						

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name	B	Tracing	Batch						
0075										
NOTES										
					Appraised Bldg. Value (Card)					602,200
					Appraised Xf (B) Value (Bldg)					7,700
					Appraised Ob (B) Value (Bldg)					1,800
					Appraised Land Value (Bldg)					270,300
					Special Land Value					0
					Total Appraised Parcel Value					882,000
					Valuation Method					C
					Total Appraised Parcel Value					882,000

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
19-000846	06-11-2019	RS	Residential			100	01-10-2020	REPLACE DECK WITH ENC.	07-23-2019	TB	06		13	Building Permit
2006-0057	11-09-2006	AD	Addition			100		2 CAR GARAGE WITH ROOM	01-25-2017	TB	06	1	00	Measured & Listed
									05-19-2008	WH			02	Measured & 2 Vist
									06-24-2005	WH			07	Info taken at Door
									02-10-2005	WH			02	Measured & 2 Vist

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1	1010	Single Family	A2			35,424 SF	6.64	1.00000	5	1.00	0075	1.150			1.0000	7.63	270,300	
						Total Card Land Units	0.81	SF	Parcel Total Land Area				0.81				Total Land Value	270,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model	01	Residential			
Grade:	04	Average +10			
Stories:	1.75				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure:	03	Gable or Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Flr 1	14	Carpet			
Interior Flr 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type:	05	Hot Water			
AC Type:	03	Central Air			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	2				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	7	7 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Standard			
CONDO DATA					
Parcel Id		C			Owne
				B	S
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New		708,519			
Year Built		1986			
Effective Year Built		2004			
Depreciation Code		G			
Remodel Rating					
Year Remodeled		15			
Depreciation %		0			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %		85			
RCNLD		602,200			
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL2	FIREPLACE 1.	B	1	7000.00	2001		85		0.00	6,000
FPO	EXTRA OPENI	B	1	2000.00	2001		85		0.00	1,700
SHD1	SHED WOOD	L	100	19.00	2017		96		0.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,060	2,060	2,060	164.36	338,586
CTH	Cathedral Ceiling	0	784	78	16.35	12,820
FEP	Porch, Enclosed	0	144	65	74.19	10,684
FUS	Finished Upper Story	56	56	56	164.36	9,204
SFB	Finished Raised Basement	0	932	559	98.58	91,878
TQS	Three Quarter Story Finished	957	1,196	957	131.52	157,294
UGR	Garage, Below Grade	0	784	196	41.09	32,215
URB	Raised Basement Unfin	0	264	53	33.00	8,711
WDK	Wood Deck	0	224	34	24.95	5,588
Ttl Gross Liv / Lease Area		3,073	6,444	4,058		666,980



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT							
FERRO MICHAEL F ANDREA FERRO 56 WALKER ST MARLBOROUGH MA 01752										Description	Code	Assessed	Assessed	228 MARLBOROUGH, MA VISION			
										RES LAND	1320	2,500	2,500				
SUPPLEMENTAL DATA																	
Alt Prcl ID 93/111A				PROBATE													
Deed Ref																	
Aff Housin Schedule I																	
LCD CERT																	
GIS ID M_196779_898193				Assoc Pid#													
										Total		2,500	2,500				
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
FERRO MICHAEL F				37833	0291	01-29-2003	U	V	0	1F	Year	Code	Assessed	Year	Code	Assessed	
FERRO MICHAEL F				15469	0212		U	V	0	1O	2025	1320	2,500	2024	1320	2,500	
										Total		2,500	Total	2,500	Total	2,500	
EXEMPTIONS				OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int								
				Total	0.00							APPRAISED VALUE SUMMARY					
				ASSESSING NEIGHBORHOOD						Appraised Bldg. Value (Card) 0							
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Xf (B) Value (Bldg) 0							
0075										Appraised Ob (B) Value (Bldg) 0							
NOTES										Appraised Land Value (Bldg) 2,500							
										Special Land Value 0							
										Total Appraised Parcel Value 2,500							
										Valuation Method C							
										Total Appraised Parcel Value 2,500							
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result		
										01-17-2023	CT	03		14	Field Review		
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1320	Res Land Unbuil	A2			0.420 AC	6,000	1.00000	0	1.00		1.000	OUT OF 93/85		1.0000	6,000	2,500
Total Card Land Units						0.42 AC	Parcel Total Land Area				0.42	Total Land Value				2,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	99	Vacant Land			
Model	00	Vacant			
Grade:					
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Flr 1					
Interior Flr 2					
Heat Fuel					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bthrms:					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
CONDO DATA					
Parcel Id		C	Owne		
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New			0		
Year Built			0		
Effective Year Built			0		
Depreciation Code					
Remodel Rating					
Year Remodeled					
Depreciation %					
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good					
RCNLD			0		
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

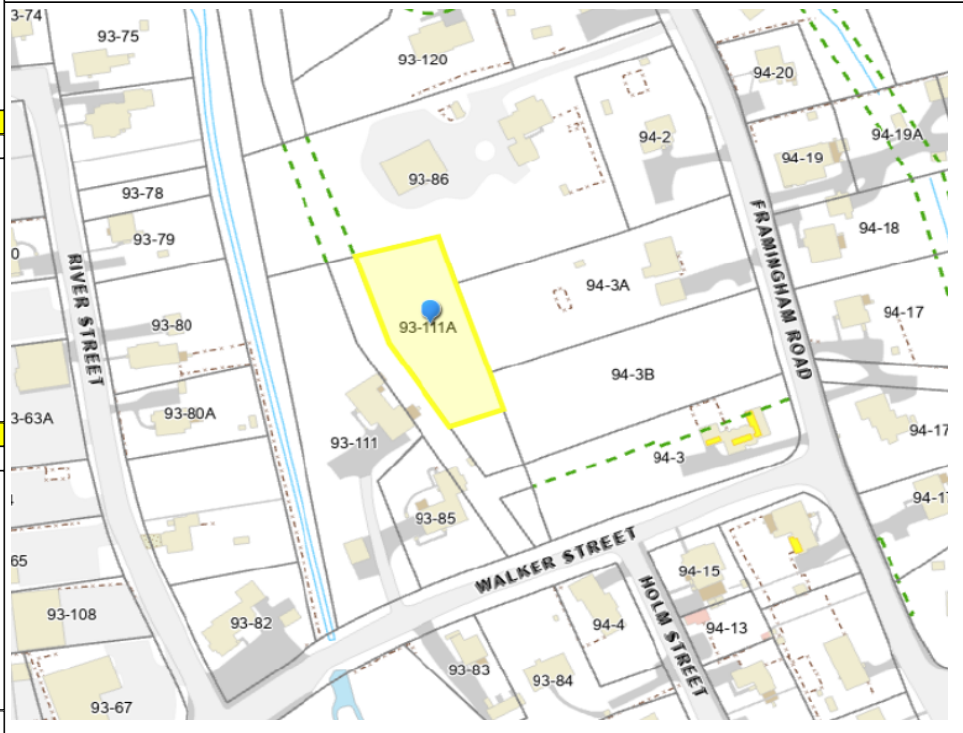


OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Ttl Gross Liv / Lease Area		0	0	0		0



Property Card: 56 WALKER ST
 City of Marlborough, MA



Parcel Information	
Parcel ID: M_196751_898151 Vision ID: 100463 Owner: FERRO MICHAEL F Co-Owner: Mailing Address: 56 WALKER ST MARLBOROUGH, MA 01752	Map: 93 Lot: 111 - Use Description: Single Family Zone: A2 Land Area in Acres: 0.81
Sale History	Assessed Value
Book/Page: Sale Date: 1/29/2003 Sale Price: \$0	Land: \$193,800 Buildings: \$365,800 Extra Bldg Features: Outbuildings: Total: \$565,100

Building Details: Building #		
NO PHOTO AVAILABLE	Model:	Int Wall Desc 1: Plastered
	Living Area: 3073	Int Wall Desc 2:
	Appr. Year Built:	Ext Wall Desc 1: Clapboard
	Style: Cape Cod	Ext Wall Desc 2:
	Stories: 1.75	Roof Cover: Asphalt
	Occupancy: 1	Roof Structure: Gable or Hip
	No. Total Rooms: 7	Heat Type: Hot Water
	No. Bedrooms: 03	Heat Fuel: Gas
No. Baths: 2	A/C Type: Central Air	
No. Half Baths: 1		



www.cai-tech.com

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

Property Card: WALKER ST

City of Marlborough, MA



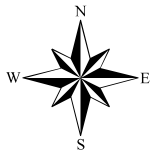
Parcel Information	
Parcel ID: M_196779_898193 Vision ID: 100464 Owner: FERRO MICHAEL F Co-Owner: Mailing Address: 56 WALKER ST MARLBOROUGH, MA 01752	Map: 93 Lot: 111A - Use Description: Res Land Unbuildable Zone: A2 Land Area in Acres: 0.42
Sale History	Assessed Value
Book/Page: Sale Date: 1/29/2003 Sale Price: \$0	Land: \$2,500 Buildings: \$0 Extra Bldg Features: Outbuildings: Total: \$2,500

Building Details: Building #		
NO PHOTO AVAILABLE	Model:	Int Wall Desc 1:
	Living Area: 0	Int Wall Desc 2:
	Appr. Year Built:	Ext Wall Desc 1:
	Style:	Ext Wall Desc 2:
	Stories:	Roof Cover:
	Occupancy:	Roof Structure:
	No. Total Rooms:	Heat Type:
	No. Bedrooms:	Heat Fuel:
No. Baths:	A/C Type:	
No. Half Baths:		



www.cai-tech.com

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



56 Walker Street

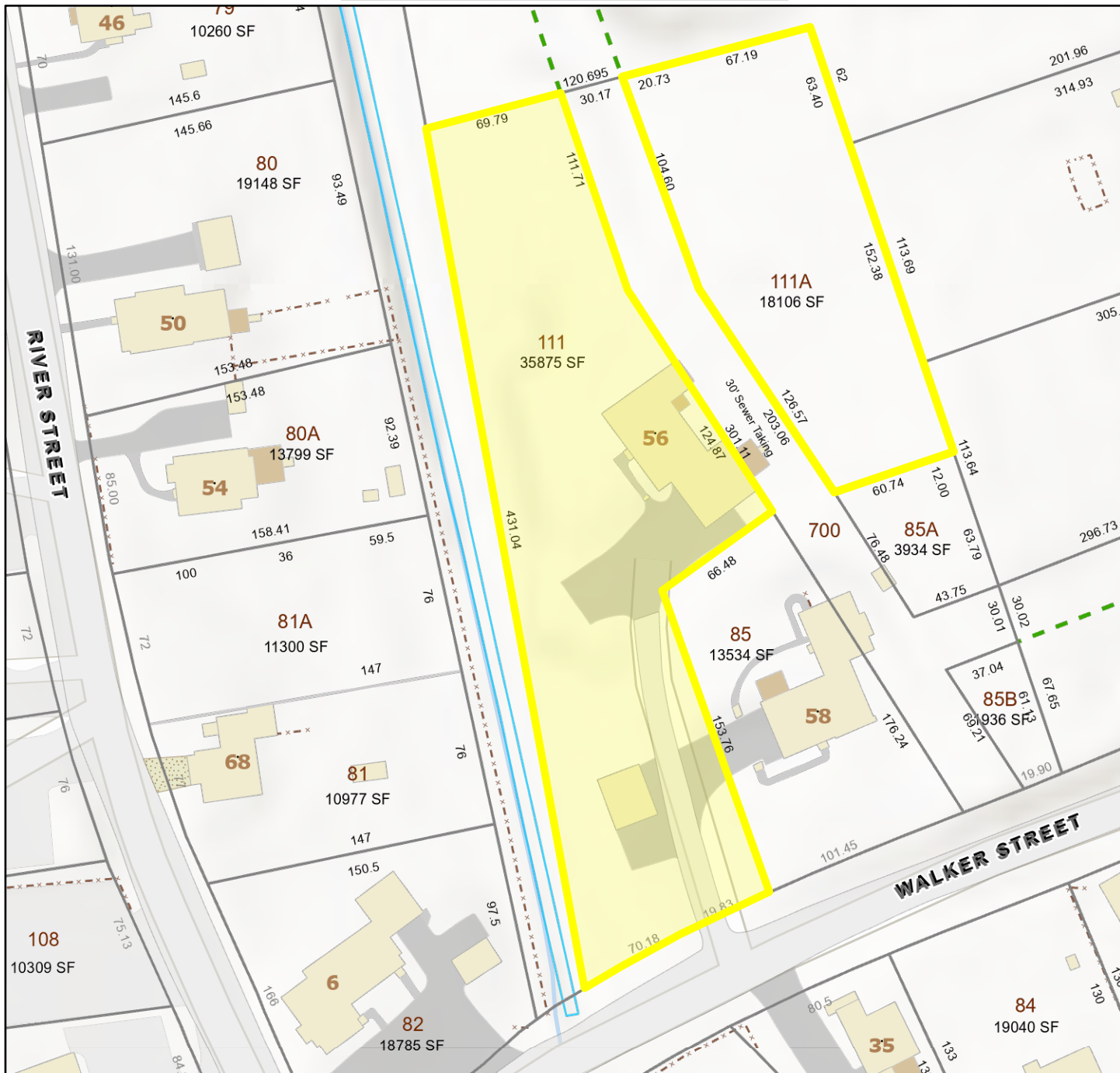
Marlborough, MA

1 inch = 72 Feet



www.cai-tech.com

September 6, 2025



	CAI Town Line		Easement		Paved
	Parcel Lines - No Ortho		swalk_polygon		Unpaved
	Other Legal - No Ortho		GENERAL		Paved
	Parcel Addresses		DECK		Water - Streams
	Fence		Roads		

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.

NOTES:

1.) ZONING: A-2

REQUIREMENTS:

AREA: 18,000 S.F.
 FRONTAGE: 120 FEET
 FRONT YARD: 30 FEET
 REAR YARD: 40 FEET
 SIDE YARD: 15 FEET

2.) PLAN REF.:

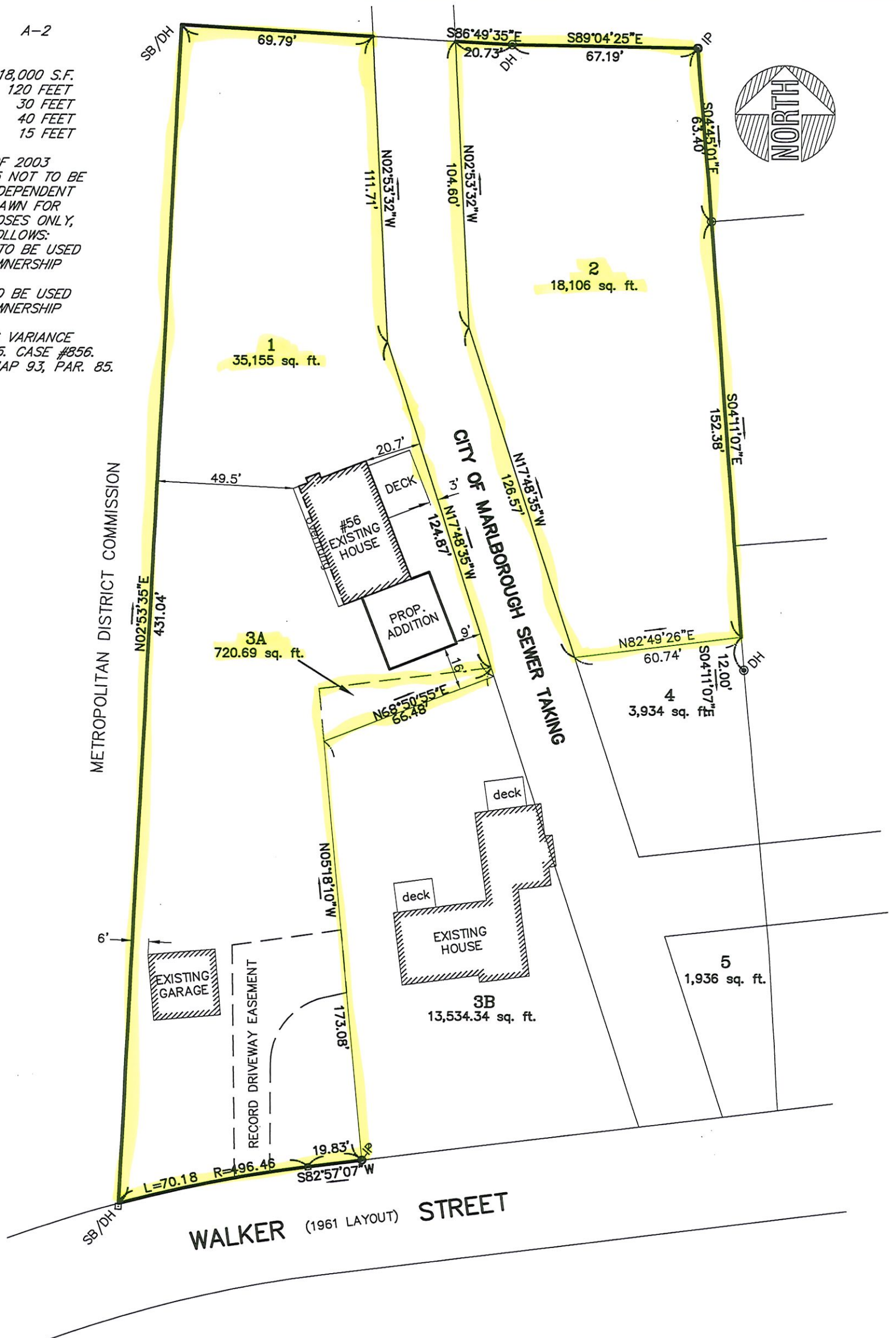
PLAN NUMBER 75 OF 2003

3.) LOTS 2, 3A, 4, & 5 NOT TO BE CONSIDERED AS INDEPENDENT BUILDING LOTS, DRAWN FOR DESCRIPTIVE PURPOSES ONLY, TO BE USED AS FOLLOWS:

- LOTS 2 & 3A TO BE USED IN COMMON OWNERSHIP WITH LOT 1
- LOTS 4 & 5 TO BE USED IN COMMON OWNERSHIP WITH LOT 3B.

4.) BOARD OF APPEALS VARIANCE GRANTED 10/23/85. CASE #856.

5.) ASSESSORS REF.: MAP 93, PAR. 85.



J:\SDSKPROJ\1779\DWG\PLOTPLAN.DWG

I HEREBY CERTIFY THAT THE STRUCTURES SHOWN ON THIS PLAN ARE NOT LOCATED WITHIN THE FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD HAZARD BOUNDARY MAP FOR THIS TOWN.

I CERTIFY THAT THE BUILDING(S) SHOWN ON THIS PLAN ARE LOCATED AS SHOWN, AND AT THE TIME OF CONSTRUCTION, COMPLIED WITH THE ZONING LAWS OF THE CITY OF MARLBOROUGH, WITH ZONING BOARD OF APPEALS VARIANCE GRANTED 10/23/85, CASE #856.

REGISTERED PROF. LAND SURVEYOR _____ DATE _____

CERTIFIED PLOT PLAN
 OF
"LOTS 1, 2, & 3A"
WALKER STREET
 IN
MARLBOROUGH, MA.

SCALE: 1" = 40' DATE: SEP. 1, 2006

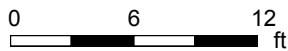
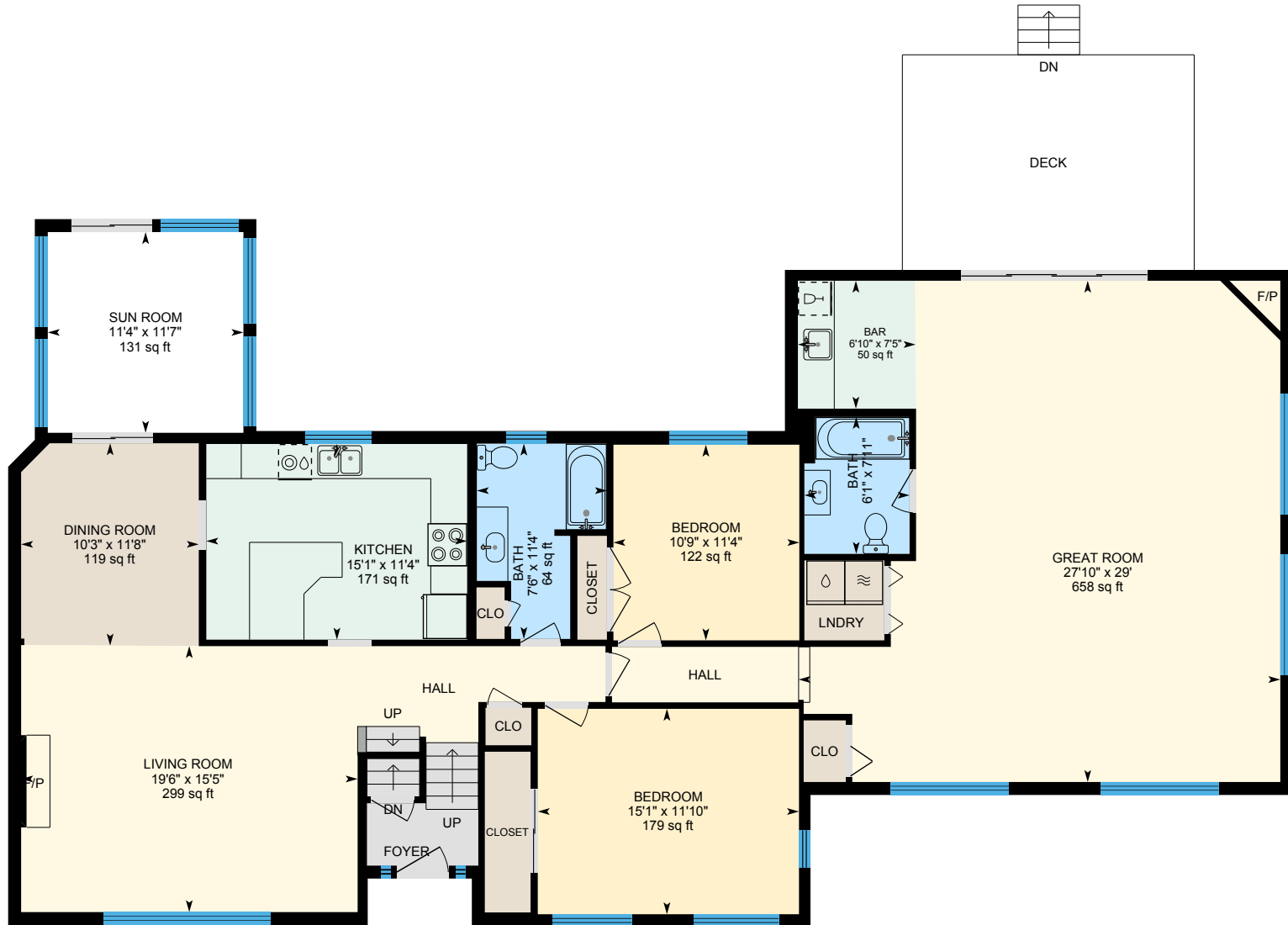
THOMAS LAND SURVEYORS
 & Engineering Consultants, Inc.
 Land Surveyors, Civil & Environmental Engineers, Planning Consultants

265 WASHINGTON STREET
 PHONE: (978) 562-3981

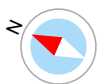
HUDSON, MA 01749
 FAX: (978) 568-8994

56 Walker St, Marlborough, MA

1st Floor Finished Area 2173.94 sq ft
Unfinished Area 158.80 sq ft

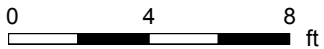
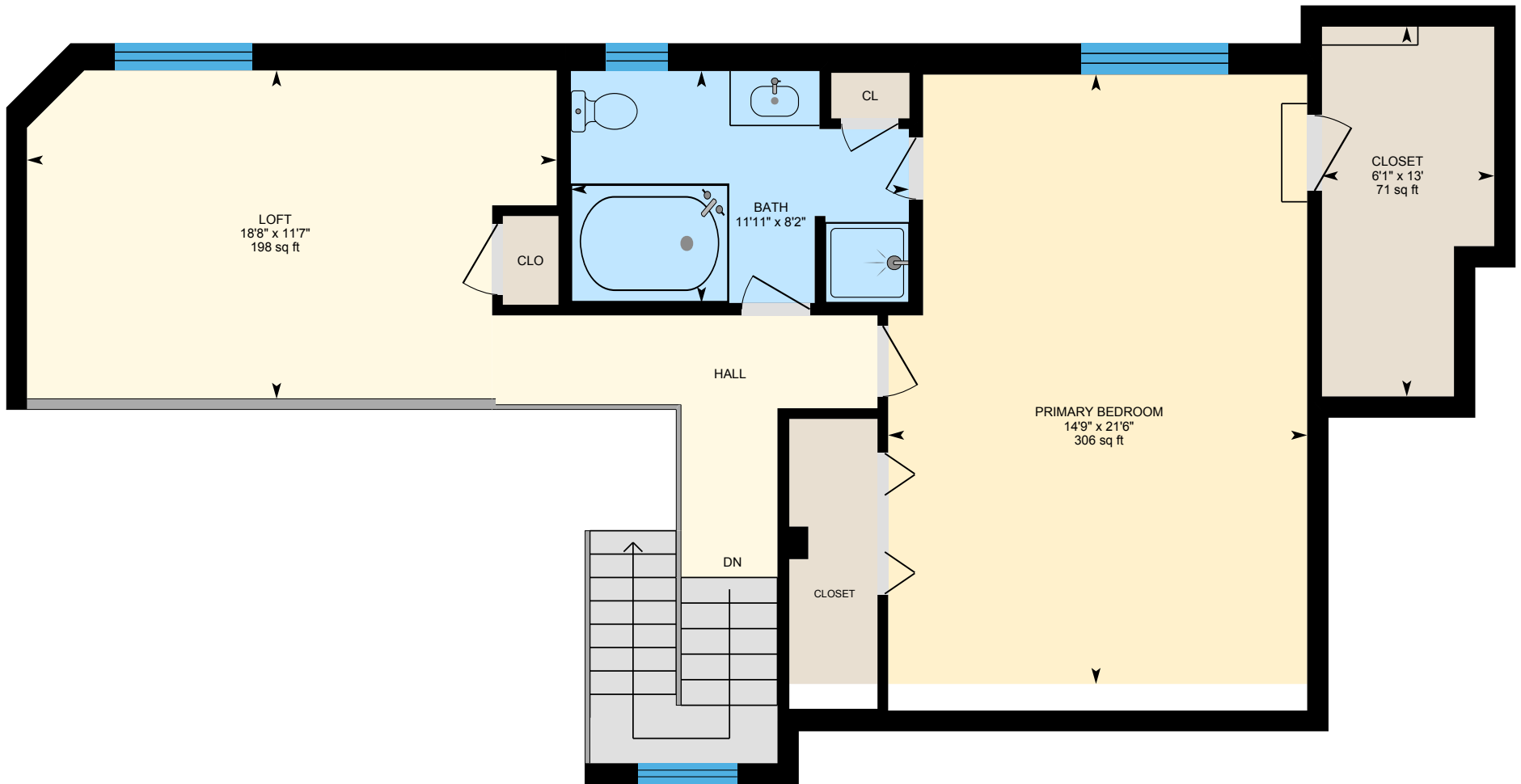


PREPARED: 2025/09/16

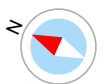


56 Walker St, Marlborough, MA

2nd Floor Finished Area 958.35 sq ft
Unfinished Area 31.89 sq ft

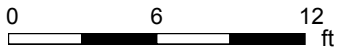
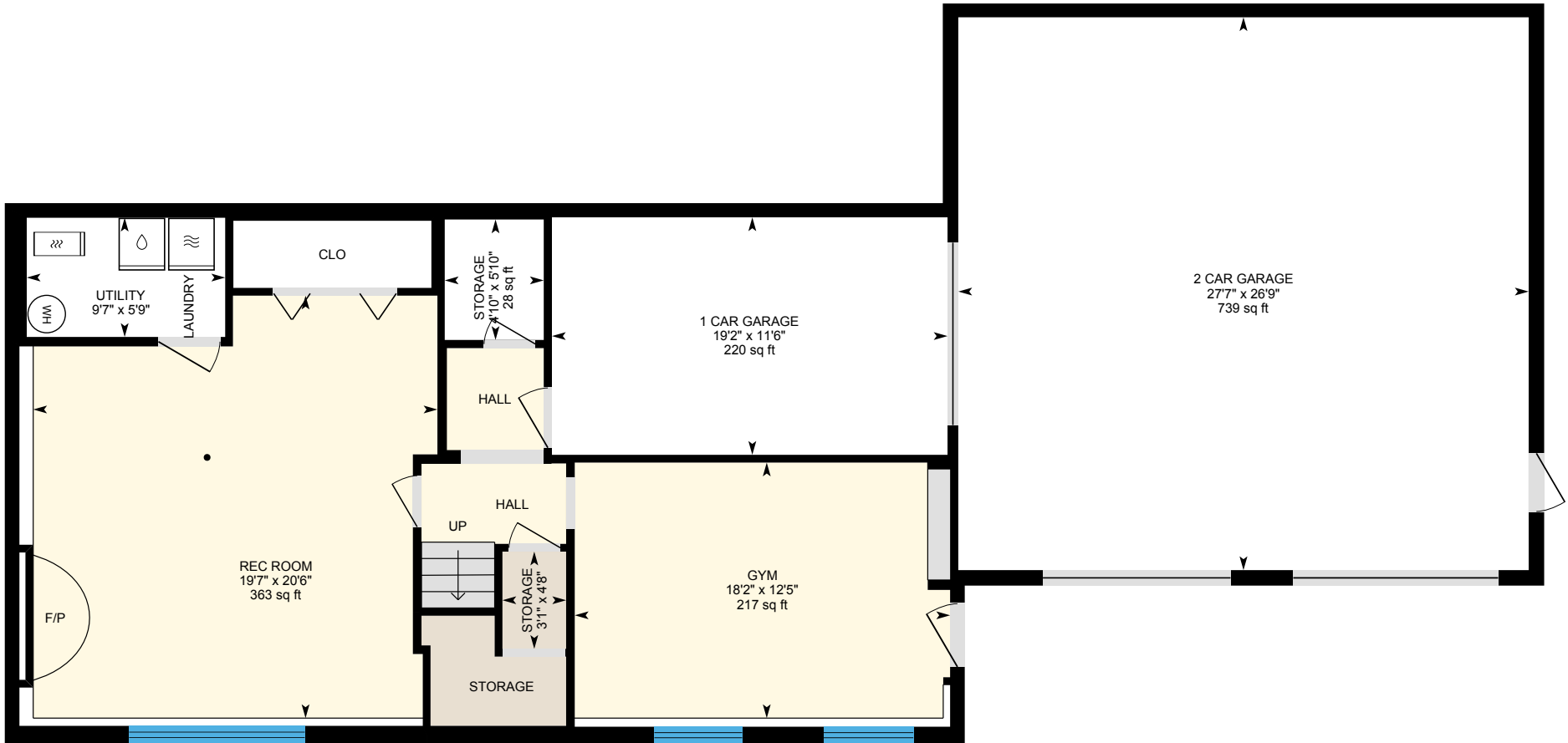


PREPARED: 2025/09/16



56 Walker St, Marlborough, MA

Basement (Below Grade) Finished Area 790.32 sq ft
Unfinished Area 1195.89 sq ft



PREPARED: 2025/09/16

