

Mr. Givan,

this is the response from the Assessor's office. I trust this will satisfy your request.

Leon Gaumond

-----Original Message-----

**From:** Louise Kelley

**Sent:** Thursday, April 20, 2006 12:46 PM

**To:** 'Leon Gaumond'; 'Harald Scheid (E-mail)'

**Subject:** RE: 2006 Tax Assessors List

Leon,

As a follow up to our conversation, we do not have a 34 Davidson Road, we do however have a 31 Davidson Road (map 164 block 59). This incorrect use of the street number 34 was previously brought to the attention of the property owner, who has chosen to ignore our information that the correct number for their parcel is 31 Davidson Road. I have also reviewed our maps, and again 31 Davidson Road is correct, for the parcel to be numbered 34 it would have to be on the opposite side of the street. I have also confirmed this with the building department.

If you would like me to do any thing further with this please let me know.

lk

Above is the response I received from West Boylston regarding 34 Davidson Rd.

34 Davidson Rd is not on the 2006 Tax Assessors List, yet, for some reason there is a Deed, Mortgage, and Declaration of Homestead for this property.

The town says there is no 34 Davidson Rd, that it should be 31 Davidson Rd (map 164, block 59). However, the mortgage says 34 Davidson Rd is map 164, block 58.

The town is probably correct about 31 Davidson Rd, but why did they intentionally lie about # 34? How long has # 34 been off the tax assessors list, and are WB taxpayers subsidizing his property?

Mr. Evangelista is currently working with Micheal Teague to put up (30) 40B units in back of McDonalds.

2006 Tax assessors List is posted online at westboylston.com

17	DAVIDSON ROAD	NOVSEFIAN LEON III TR	0.00000432	\$	173,100.00	\$	122,900.00	\$	302,000.00
18	DAVIDSON ROAD	ARGENTO NICHOLAS E	0.41942149	\$	165,400.00	\$	128,600.00	\$	294,000.00
31	DAVIDSON ROAD	EVANGELISTA JOSEPH R	0.27548209	\$	175,400.00	\$	113,500.00	\$	288,900.00
36	DAVIDSON ROAD	CONDON CATHERINE S	0.25252525	\$	135,200.00	\$	108,000.00	\$	243,200.00
38	DAVIDSON ROAD	KARLGREN GEORGE E	0.29843893	\$	120,400.00	\$	116,600.00	\$	237,000.00
39	DAVIDSON ROAD	LUSH EILEEN	0.43999082	\$	252,300.00	\$	121,100.00	\$	373,400.00
41	DAVIDSON ROAD	STRNISTE PAUL R	0.93831497	\$	254,000.00	\$	125,900.00	\$	379,900.00
4	DELMAR DRIVE	FREEMAN ALLEN	0.33932507	\$	120,500.00	\$	119,600.00	\$	240,100.00
6	DELMAR DRIVE	MARSOLAIS WALTER J	0.58000459	\$	128,700.00	\$	122,300.00	\$	251,000.00
0	EAST MOUNTAIN STREET	ALLEGRO MICROSYSTEMS INC	0.78999082	\$	-	\$	23,700.00	\$	23,700.00
0	EAST MOUNTAIN STREET	ST PIERRE LINDA M	1.4	\$	-	\$	21,000.00	\$	21,000.00
0	EAST MOUNTAIN STREET	ST PIERRE MFG CORP	0.93000459	\$	-	\$	44,600.00	\$	44,600.00
0	EAST MOUNTAIN STREET	WORCESTER CITY CAMPUS CORP	4.81000918	\$	-	\$	28,900.00	\$	28,900.00
317	EAST MOUNTAIN STREET	ST PIERRE MFG CORP	5.48999082	\$	958,800.00	\$	500,000.00	\$	1,458,800.00
10	EDGEWOOD AVENUE	ROBERTS TIMOTHY M	0.41000918	\$	154,600.00	\$	124,100.00	\$	278,700.00
16	EDGEWOOD AVENUE	DENNY ROBERT J	0.34435262	\$	198,100.00	\$	144,900.00	\$	343,000.00
17	EDGEWOOD AVENUE	WHALEN PAUL M	0.36673554	\$	124,300.00	\$	125,200.00	\$	249,500.00
20	EDGEWOOD AVENUE	SCHER MARIA E & MICHAEL A	0.22956841	\$	184,800.00	\$	105,000.00	\$	289,800.00

WHEN RECORDED MAIL TO:

OPTION ONE MORTGAGE CORPORATION  
P.O. BOX 57096  
IRVINE, CA 92619-7096

ATTN: RECORDS MANAGEMENT



Bk: 37487 Pg: 196 Doc: MTG  
Page: 1 of 10 10/04/2006 01:43 PM

Loan Number: 161045921  
Servicing Number: 001924854-1

RECORDED BY  
158-591

[Space Above This Line For Recording Data]

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on September 30, 2005 . The mortgagor is  
CARRY R CALLAHAN AND CAROL L EVANGELISTA

34 Davidson Rd, West Boylston, MA

("Borrower"). This Security Instrument is given to  
Option One Mortgage Corporation, a California Corporation  
which is organized and existing under the laws of CALIFORNIA , and whose address is  
3 Ada, Irvine, CA 92618

("Lender"). Borrower owes Lender the principal sum of  
ONE HUNDRED NINETY TWO THOUSAND  
AND NO/100THs Dollars (U.S. \$192,000.00 )

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on October 01, 2035 . This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender, with power of sale, the following described property located in Worcester County, Massachusetts:  
MAP 164. BLOCK 58

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF.

which has the address of 34 DAVIDSON RD, WEST BOYLSTON [Street, City]  
Massachusetts 01583-1926 ("Property Address");  
[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

SEM AYKANIAN ESQ.  
74 MAIN STREET  
MARLBOROUGH, MA 01752



2005 00168573  
Bk: 37487 Pg: 193 Doc: DEED  
Page: 1 of 2 10/04/2005 01:48 PM

MASSACHUSETTS QUITCLAIM DEED INDIVIDUAL (LONG FORM) 882

I JOSEPH R. EVANGELISTA

of WEST BOYLSTON, WORCESTER

County, Massachusetts

for consideration paid, and in full consideration of

TWO HUNDRED FORTY THOUSAND AND 00/100 (\$240,000.00) DOLLARS

grant to CAREY R. CALLAHAN and CAROL L. EVANGELISTA,  
HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY

of 34 DAVIDSON ROAD, WEST BOYLSTON, MA 01583

with quitclaim covenants

the land in West Boylston, Worcester County, Massachusetts, with the buildings thereon situated on the northerly side of Davidson Road, Bounded and described as follows:

[Description and encumbrances, if any]

BEGINNING at a point on the boundary line between the land of Meola and Leo Lacilla and Mary Lacilla, said point being ten (10) feet easterly from a granite bound marking the southwesterly corner of land of Meola, now or formerly;

THENCE N. 82° W. one hundred (100) feet by land of said Meola and other land of Leo and Mary Lacilla, now or formerly, to a point;

THENCE S. 8° W. one hundred thirty (130) feet, more or less, to the northerly line of Davidson Road;

THENCE easterly by the northerly line of Davidson Road, one hundred five (105) feet be it more or less

THENCE N. 8° E. one hundred ten (110) feet to the point of beginning

Containing 12,000 square feet of land, more or less.

Being portions of Lots 34 and 35 on a plan of Woodland Heights dated May, 1948 and recorded with Worcester District Registry of Deeds in Plan Book 153, Plan 120.

Being the same premises conveyed by deed of Carol L. Evangelista f/k/a Carol L. Cataldo to Joseph R. Evangelista dated June 20, 2001 and recorded with said Deeds in Book 24383, Page 35.

Location: 34 Davidson Road, West Boylston, MA 01583

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 10/04/2005 01:48 PM  
Chiff 043243 18882 Doc# 00168573  
Fee: \$1,094.40 Cons: \$240,000.00

WHEN RECORDED RETURN TO:  
SEM AYKANIAN, ESQUIRE  
74 MAIN STREET  
MARLBOROUGH, MA 01752



Bk: 38116 Pg: 181 Doc: HMGT  
Page: 1 of 1 12/29/2005 09:50 AM

**DECLARATION OF HOMESTEAD**

I, **Carey R. Callahan**, of West Boylston, Worcester County, Massachusetts, owning and occupying as my principal residence the real estate at

**34 DAVIDSON ROAD  
WEST BOYLSTON, MASSACHUSETTS**

Being the same premises acquired by deed of Joseph R. Evangelista, dated September 23, 2005 and recorded with the Worcester County Registry of Deeds in Book 37487, Page 193

Hereby declare a Homestead in said premises under the provisions of Chapter 188, Section 1 of the General Laws of Massachusetts.

I expressly reserve the right to myself, my Executor or Administrator, to revoke and rescind this Homestead as to myself, my spouse and my minor, unmarried children.

Executed as a sealed instrument this ~~22nd~~ day of **December**, 2005.

*Carey R. Callahan*  
Carey R. Callahan

**COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss:

**Dec. 22, 2005**

On the ~~22nd~~ day of **December**, 2005, before me, the undersigned notary public, personally appeared Carey R. Callahan, proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

*Susan A. Ledoux*  
Susan A. Ledoux, Notary Public  
My commission expires: **June 20, 2008**

SEM AYKANIAN  
ATTORNEY AT LAW  
74 MAIN STREET  
MARLBOROUGH, MA 01752  
(508) 465-4882

**SEM AYKANIAN ESQ.**  
74 MAIN STREET  
MARLBOROUGH, MA 01752

ATTEST: WORC. Anthony J. Vigliotti, Register



*AV*

34 Davidson Road, West Boylston, MA