

MARCELL, JODY S  
MARCELL, SHAWN  
22 FLINTLOCK RD  
LEXINGTON MA 02420

B33850P28

Previous Owner  
WHEADON, DANIEL J  
31 PYE BROOK LANE

BOXFORD MA 01921  
Sale Date: 2/28/2017

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Gray

Property Data			Assessment Record						
Neighborhood <b>5 Little Sebago</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2011	182,050	142,050	0	324,100		
REVIEW <b>0</b>			2012	182,050	142,050	0	324,100		
Building Permit <b>0</b>			2013	182,050	142,050	0	324,100		
Zone/Land Use <b>12 Limited Residential</b>			2014	182,050	144,377	0	326,427		
Secondary Zone <b>23 Lake District</b>			2015	182,100	144,400	0	326,500		
Topography <b>1 Level</b>			2016	182,100	144,400	0	326,500		
1. Hill 4. Below St 7.			2017	182,100	144,400	0	326,500		
2. Rolling 5. Low 8.			2018	182,100	144,400	0	326,500		
3. Above St 6. Swampy 9.			2019	231,700	216,700	0	448,400		
4. Filled Well/Point <b>6 Septic System</b>			2020	231,700	216,700	0	448,400		
1. Public 4. Dug Well/Po 7. Cesspool			2021	231,700	216,700	0	448,400		
2. Water 8. Lake			2022	231,700	216,700	0	448,400		
3. Holding Ta 9. None			2023	231,700	247,600	0	479,300		
Street <b>1 Paved</b>			Calc.	463,400	348,400	0	811,800		
1. Paved 4. Proposed			<b>Land Data</b>						
2. Semi Imp 5. R/O/W			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3. Gravel 6. None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
GIS Map <b>11</b>			11. Water (0-200)	11	075	000	100 %	0	1. Unimproved
Field Review <b>1</b>			12. Water (201-400)				%		2. Excess Frtg
<b>Sale Data</b>			13. Water (401-800)				%		3. Topography
Sale Date <b>2/28/2017</b>			14. Water (801-160)				%		4. Size/Shape
Price <b>455,000</b>			15. Water (161-32)				%		5. Access
Sale Type <b>2 Land &amp; Buildings</b>							%		6. Restriction
1. Land 4. Mobile 7. COM			<b>Square Foot</b>	<b>Square Feet</b>					7. Open Space
2. L & B 5. Other 8.			16. Water ( 3201)				%		8. Environmental
3. Building 6. Condo 9.			17. Water SF Amen				%		9. Condo
Financing <b>9 Unknown</b>			18. Water View				%		<b>Acres</b>
1. Convent 4. Seller 7.			19. Water Influen				%		30. Blueberry(1-20
2. FHA/VA 5. Private 8.			20. ShoreFront A				%		31. Blueberry(21 -
3. Assumed 6. Cash 9. Unknown							%		32. Crop Land
Validity <b>1 Arms Length Sale</b>			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					33. Pasture
1. Valid 4. Split 7. Multiple			21. Base Lot	20		1.01	100 %	0	34. Shorefront B
2. Related 5. Partial 8. Other			22. Base Lot Vacan				%		35. Shorefront C
3. Distress 6. Exempt 9. Estate			23. Base Lot Unpav				%		36. ANTENNA SITE
Verified <b>5 Public Record</b>			<b>Acres</b>				%		37. Softwood TG
1. Buyer 4. Agent 7. Family			24. Acres to 10				%		38. Mixed Wood TG
2. Seller 5. Pub Rec 8. Other			25. Acres 11-30				%		39. Hardwood TG
3. Lender 6. MLS 9.			26. Acres 31-50				%		40. Wasteland
			27. Acres 51& over				%		41. Woodland
			28. Acres 71 & Ove				%		42. Mobile Home Si
			29. Woods (41+)				%		43. Camp Site
				<b>Total Acreege</b>		<b>1.01</b>			44. Lot Improvemen
									45. BA SF - Oce
									46. SP Meadow Cond



