

17 OAK DRIVE LLC
5 FIELDMONT ROAD
BELMONT MA 02478

B37890P81

Previous Owner
VORLICEK, ANTHONY M
PRESTON, L & FRANK S JR
8419 CREEKVIEW LANE
ENGLEWOOD FL 34224
Sale Date: 3/04/2021

Property Data

Neighborhood	5 Little Sebago	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	12 Limited Residential	
Secondary Zone		
Topography	1 Level	
1. Hill	4. Below St	7.
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.
Utilities	5 No Well	6 Septic System
1. Public	4. Dr Well/Po	7. Cesspool
2. Water	5. Dug Well	8. Lake
3. Holding Ta	6. Septic	9. None
Street	1 Paved	
1. Paved	4. Proposed	8.
2. Semi Imp	5. R/O/W	9.
3. Gravel	6.	
GIS Map	18	
Field Review	1	

Sale Data

Sale Date	3/04/2021	
Price		
Sale Type	2 Land & Buildings	
1. Land	4. Mobile	7. COM
2. L & B	5. Other	8.
3. Building	6. Condo	9.
Financing	9 Unknown	
1. Convent	4. Seller	7.
2. FHA/VA	5. Private	8.
3. Assumed	6. Cash	9. Unknown
Validity	2 Related Parties	
1. Valid	4. Split	7. Multiple
2. Related	5. Partial	8. Other
3. Distress	6. Exempt	9. Estate
Verified	5 Public Record	
1. Buyer	4. Agent	7. Family
2. Seller	5. Pub Rec	8. Other
3. Lender	6. MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	198,107	163,063	0	361,170
2013	198,100	168,200	0	366,300
2014	198,100	168,200	0	366,300
2018	198,100	173,100	0	371,200
2019	334,000	248,300	0	582,300
2021	334,000	248,300	0	582,300
2022	334,000	205,500	0	539,500
2023	334,000	226,200	0	560,200
Calc.	668,100	366,300	0	1,034,400

Land Data

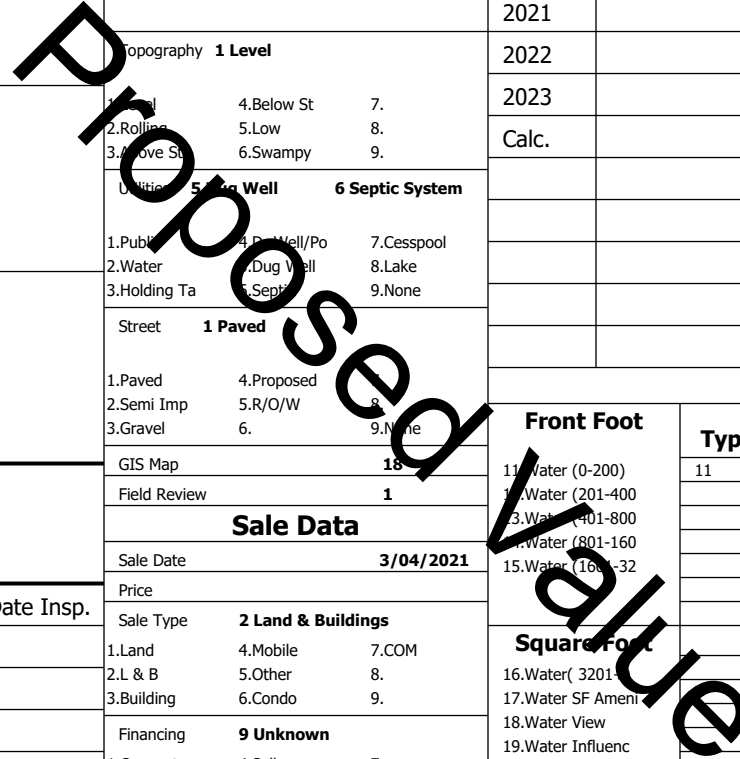
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
11	150	000	100 %	0	1. Unimproved
			%		2. Excess Frtg
			%		3. Topography
			%		4. Size/Shape
			%		5. Access
			%		6. Restriction
			%		7. Open Space
			%		8. Environmental
			%		9. Condo
			%		Acres
			%		30. Blueberry(1-20
			%		31. Blueberry(21 -
			%		32. Crop Land
			%		33. Pasture
			%		34. Shorefront B
			%		35. Shorefront C
20		0.62	100 %	0	36. ANTENNA SITE
24		1.17	100 %	0	37. Softwood TG
			%		38. Mixed Wood TG
			%		39. Hardwood TG
			%		40. Wasteland
			%		41. Woodland
			%		42. Mobile Home Si
			%		43. Camp Site
			%		44. Lot Improvemen
			%		45. BA SF - Oce
			%		46. SP Meadow Cond
Total Acreage 1.79					

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Gray

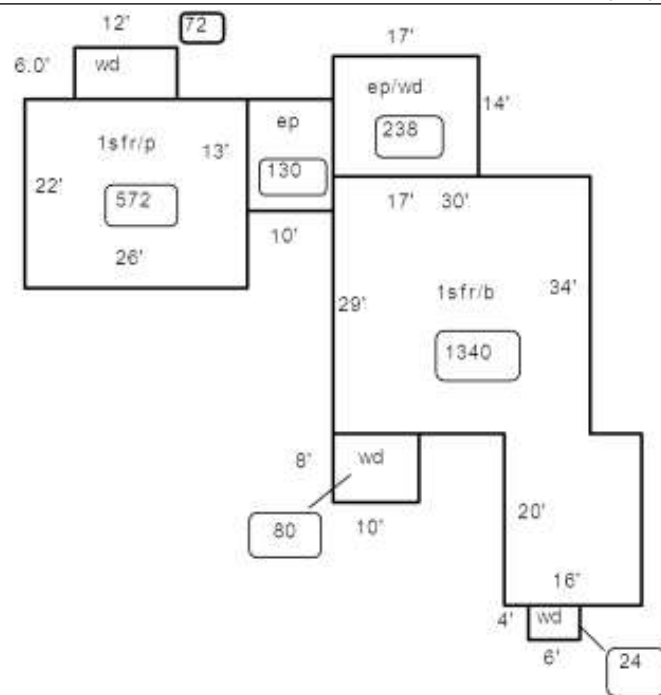


Building Style 2 Ranch	SF Bsmt Living 765	Layout 1 Typical
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade 3 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Colonia	Secondary Heat 0	2.Inadeq 5. 8.
3.R Ranch/ 7.Contemp 11.Cottage	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWBB 5.FWA 9.None	Attic 9 None
Dwelling Units 1	2.HWCI 6.Monitor 10.UNH2F	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.HWRF 7.Electric 11.Geother	2.1/2 Fin 5.FI/Stair 8.
Stories 1 One Story	4.Steam 8.FI/Wall 12.Heat/Co	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Central 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5. 8.
Exterior Walls 2 Vinyl/Aluminum	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboard 5.Stucco 9.B & B	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Cemplan	1.Modern 4.Obsolete	Grade & Factor 4 Good 100%
3.Compos./ 7.Stone 11.Concret	2.Typical 5. 8.	1.E Grade 4.B Grade 7.SC Grade
4.Asbestos 8.Wood Shi 12.Wood Bo	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.
Roof Surface 3 Metal	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1340
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 7 Very Good
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair Avg 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 5	3.Avg- Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 1915	# Half Baths 1	Funct. % Good 100%
Year Remodeled 1995	# Addn Fixtures 1	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.Delap 5.Layoff
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 6.Long term
2.C Block 5.Slab 8.		3.Damage 6.Style None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 6.Obsolete
2.1/2 Bmt 5.Crwl 8.		1.Location 4.Generate 9.None
3.3/4 Bmt 6. 9.None		2.Encroach 5.Flood Pl 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 9/08/2015

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	80	3 100	4	0 %	100 %	
68 Wood Deck	0	24	3 100	4	0 %	100 %	
22 Encl Frame Porch	0	238	3 100	4	0 %	100 %	
68 Wood Deck	0	238	3 100	4	0 %	100 %	
22 Encl Frame Porch	1915	130	3 100	4	0 %	100 %	
1 One Story Frame	1915	572	3 100	4	0 %	100 %	
24 Frame Shed	0	152	2 100	4	0 %	100 %	
24 Frame Shed	0	126	2 100	4	0 %	100 %	
24 Frame Shed	0	64	2 100	4	0 %	100 %	



Value

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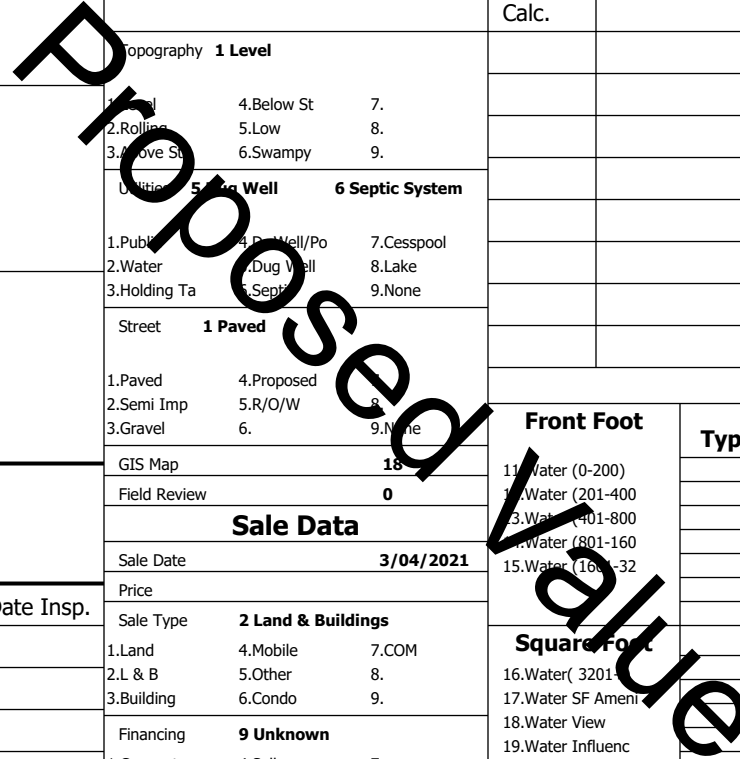
X Date

No./Date	Description	Date Insp.


Notes:

Gray

Property Data			Assessment Record					
Neighborhood	5 Little Sebago		Year	Land	Buildings	Exempt	Total	
Tree Growth Year	0		2018	0	0	0	0	
REVIEW	0		2019	0	3,600	0	3,600	
Building Permit	0		2021	0	3,600	0	3,600	
Zone/Land Use	12 Limited Residential		2022	0	67,200	0	67,200	
Secondary Zone			2023	0	67,200	0	67,200	
Topography	1 Level		Calc.	0	101,000	0	101,000	
1. Soil	4. Below St	7.						
2. Rolling	5. Low	8.						
3. Above St	6. Swampy	9.						
Utilities	5. No Well	6. Septic System						
1. Public	4. Dr Well/Po	7. Cesspool						
2. Water	5. Dug Well	8. Lake						
3. Holding Ta	6. Septic	9. None						
Street	1 Paved							
1. Paved	4. Proposed	8.						
2. Semi Imp	5. R/O/W	9.						
3. Gravel	6. None							
GIS Map	18		Land Data					
Field Review	0		Front Foot	Type	Effective		Influence	Influence Codes
Sale Data			11. Water (0-200)		Frontage	Depth	Factor	
Sale Date	3/04/2021		12. Water (201-400)					
Price			13. Water (401-800)					
Sale Type	2 Land & Buildings		14. Water (801-160)					
1. Land	4. Mobile	7. COM	15. Water (161-320)					
2. L & B	5. Other	8.	Square Foot		Square Feet			
3. Building	6. Condo	9.	16. Water (3201-6400)					
Financing	9 Unknown		17. Water SF Amenities					
1. Convent	4. Seller	7.	18. Water View					
2. FHA/VA	5. Private	8.	19. Water Influenced					
3. Assumed	6. Cash	9. Unknown	20. ShoreFront A					
Validity	2 Related Parties		Fract. Acre		Acreage/Sites			
1. Valid	4. Split	7. Multiple	21. Base Lot					
2. Related	5. Partial	8. Other	22. Base Lot Vacant					
3. Distress	6. Exempt	9. Estate	23. Base Lot Unpaved					
Verified	5 Public Record		Acres					
1. Buyer	4. Agent	7. Family	24. Acres to 10					
2. Seller	5. Pub Rec	8. Other	25. Acres 11-30					
3. Lender	6. MLS	9.	26. Acres 31-50					
			27. Acres 51& over					
			28. Acres 71 & Ove					
			29. Woods (41+)					
			Total Acreage		0.00			



- 1. Unimproved
- 2. Excess Frtg
- 3. Topography
- 4. Size/Shape
- 5. Access
- 6. Restriction
- 7. Open Space
- 8. Environmental
- 9. Condo
- Acres
- 30. Blueberry(1-20
- 31. Blueberry(21 -
- 32. Crop Land
- 33. Pasture
- 34. Shorefront B
- 35. Shorefront C
- 36. ANTENNA SITE
- 37. Softwood TG
- 38. Mixed Wood TG
- 39. Hardwood TG
- 40. Wasteland
- 41. Woodland
- 42. Mobile Home Si
- 43. Camp Site
- 44. Lot Improvemen
- 45. BA SF - Oce
- 46. SP Meadow Cond

Building Style	SF Bsmt Living			Layout			
1.Conv.	5.Garrison	9.NE farm	Fin Bsmt Grade			1.Typical 4. 7.	
2.Ranch	6.Split	10.Colonia	Secondary Heat			2.Inadeq 5. 8.	
3.R Ranch/	7.Contemp	11.Cottage	Heat Type			3. 6. 9.	
4.Cape	8.Log	12.Gambrel	1.HWBB	5.FWA	9.None	Attic	
Dwelling Units	2.HWCI			6.Monitor	10.UNH2F	1.1/4 Fin 4.Full Fin 7.	
Other Units	3.HWRF			7.Electric	11.Geother	2.1/2 Fin 5.F/Stair 8.	
Stories	4.Steam			8.F/Wall	12.Heat/Co	3.3/4 Fin 6. 9.None	
1.1	4.1.5	7.	Cool Type			Insulation	
2.2	5.1.75	8.	1.Central	4.W&C Air	7.	1.Full 4.Minimal 7.	
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy 5. 8.	
Exterior Walls	3.H Pump			6.	9.None	3.Capped 6. 9.None	
1.Clapboar	5.Stucco	9.B & B	Kitchen Style			Unfinished %	
2.Vin/Al	6.Brick	10.Cemplan	1.Modern	4.Obsolete	7.	Grade & Factor	
3.Compos./	7.Stone	11.Concret	2.Typical	5.	8.	1.E Grade 4.B Grade 7.SC Grade	
4.Asbestos	8.Wood Shi	12.Wood Bo	3.Old Type	6.	9.None	2.C Grade 5.A Grade 8.	
Roof Surface	Bath(s) Style			3.C Grade 6.AA Grade 9.Same			
1.Asphalt	4.Composit	7.Other	1.Modern	4.Obsolete	7.	SQFT (Footprint)	
2.Slate	5.Wood	8.	2.Typical	5.	8.	1.Poor 2.Avg 7.V G	
3.Metal	6.Roll Roo	9.	3.Old Type	6.	9.None	2.Fair 3.Avg 8.Exc	
SF Masonry Trim	# Rooms			3.Avg- 9.Good 9.Same			
SOLAR VOLTAIC	# Bedrooms			Phys. % Good			
OPEN-4-	# Full Baths			Funct. % Good			
Year Built	# Half Baths			Functional Code			
Year Remodeled	# Addn Fixtures			1.Incomp 4.Delap 5.Layoff			
Foundation	# Fireplaces			2.O-Built 5.Bsmt 8.Long term			
1.Concrete	4.Wood	7.					3.Damage 6.Style None
2.C Block	5.Slab	8.					Econ. % Good
3.Br/Stone	6.Piers	9.					Economic Code
Basement	0.None 3.No Power 6.Obsolete						
1.1/4 Bmt	4.Full Bmt	7.					1.Location 4.Generate 9.None
2.1/2 Bmt	5.Crwl	8.					2.Encroach 5.Flood Pl 9.
3.3/4 Bmt	6.	9.None					Entrance Code 0
Bsmt Gar # Cars	1.Interior 4.Vacant 7.						
Wet Basement	2.Refusal 5.Estimate 8.						
1.Dry	4.	7.					3.Informed 6. 9.
2.Damp	5.	8.	Information Code 0				
3.Wet	6.	9.	1.Owner 4.Agent 7.				
Date Inspected 9/08/2015			2.Relative 5.Estimate 8.				
			3.Tenant 6.Other 9.				

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	2014	240	5 100	6	0 %	100 %	1.One Story Fram
68 Wood Deck	2010	72	0 0	0	0 %	100 %	2.Two Story Fram
23 Frame Garage	1998	864	3 100	4	0 %	100 %	3.Three Story Fr
81 1 St/Garage	1998	864	3 100	4	0 %	100 %	4.1 & 1/2 Story
					%	%	5.1 & 3/4 Story
					%	%	6.2 & 1/2 Story
					%	%	21.Open Frame Por
					%	%	22.Encl Frame Por
					%	%	23.Frame Garage
					%	%	24.Frame Shed
					%	%	25.Frame Bay Wind
					%	%	26.1SFr Overhang
					%	%	27.Unfin Basement
					%	%	28.Unfinished Att
					%	%	29.Finished Attic

Proposed Value