

FREDRICKSON, DAVID P & KELLY A
CONDRICK, SEAN M & CELIA H & RYAN P
172 TAMARACK RD
WESTWOOD MA 02090

B4876P221 B10831P80 B35060P297

Previous Owner
KENT, REALTY TRUST
KENT, JOHN C & AGNES, TRUSTEES
3 AUSTIN ST
BURLINGTON MA 01803
Sale Date: 8/10/2018

Property Data			Assessment Record				
Neighborhood	58 Little Sebago Lodges		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2011	59,400	61,173	0	120,573
REVIEW	0		2012	59,400	61,173	0	120,573
Building Permit	0		2013	59,400	61,173	0	120,573
Zone/Land Use	23 Lake District		2014	59,400	63,298	0	122,698
Secondary Zone			2015	59,400	63,300	0	122,700
Topography	1 Level		2016	59,400	63,300	0	122,700
1. Hill	4. Below St	7.	2017	59,400	63,300	0	122,700
2. Rolling	5. Low	8.	2018	59,400	63,300	0	122,700
3. Above St	6. Swampy	9.	2019	60,700	97,100	0	157,800
Utilities	4. Filled Well/Point 6 Septic System		2020	60,700	97,100	0	157,800
1. Public	4. Dug Well/Po	7. Cesspool	2021	60,700	97,100	0	157,800
2. Water	5. Dug Well	8. Lake	2022	60,700	97,100	0	157,800
3. Holding Ta	6. Septic	9. None	2023	60,700	110,300	0	171,000
Street	3 Gravel		Calc.	199,800	150,800	0	350,600
1. Paved	4. Proposed	8.					
2. Semi Imp	5. R/O/W	9.					
3. Gravel	6.						
GIS Map	24						
Field Review	50						

Inspection Witnessed By:

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

Notes:

Sale Data		
Sale Date	8/10/2018	
Price	145,000	
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	1 Arms Length Sale	
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.

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11. Water (0-200)				%		1. Unimproved
12. Water (201-400)				%		2. Excess Frtg
13. Water (401-800)				%		3. Topography
14. Water (801-1600)				%		4. Size/Shape
15. Water (1601-3200)				%		5. Access
				%		6. Restriction
				%		7. Open Space
				%		8. Environmental
				%		9. Condo
Square Foot	Square Feet		Acres/Sites		Acres	
16. Water (3201-6400)				%		30. Blueberry(1-20
17. Water SF Amen				%		31. Blueberry(21 -
18. Water View				%		32. Crop Land
19. Water Influen				%		33. Pasture
20. ShoreFront A				%		34. Shorefront B
				%		35. Shorefront C
	23	0.55	100	%	0	36. ANTENNA SITE
	17	1.00	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		0.55				

