

LAPRADE LIVING TRUST  
LAPRADE - TRUSTEES, WILLIAM A JR AND CHRISTY A  
131 CLUBHOUSE LANE  
NORTHBRIDGE MA 01534

B40511P256

Previous Owner  
LAPRADE, WILLIAM R JR  
LAPRADE, CHRISTY A  
131 CLUBHOUSE LANE  
NORTHBRIDGE MA 01534  
Sale Date: 12/06/2023

Property Data			Assessment Record				
Neighborhood	5 Little Sebago		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2011	161,000	82,385	0	243,385
REVIEW	0		2012	161,000	82,385	0	243,385
Building Permit	0		2013	161,000	82,385	0	243,385
Zone/Land Use	12 Limited Residential		2014	161,000	82,385	0	243,385
Secondary Zone			2015	161,000	82,400	0	243,400
Topography	1 Level		2016	161,000	88,500	0	249,500
1. Hill	4. Below St	7.	2017	161,000	88,500	0	249,500
2. Rolling	5. Low	8.	2018	161,000	88,500	0	249,500
3. Above St	6. Swampy	9.	2019	163,700	124,600	0	288,300
Utilities	4. Filled Well/Point 6 Septic System		2020	163,700	124,600	0	288,300
1. Public	4. Dug Well/Po	7. Cesspool	2021	163,700	124,600	0	288,300
2. Water	5. Dug Well	8. Lake	2022	163,700	124,600	0	288,300
3. Holding Ta	6. Septic	9. None	2023	163,700	141,000	0	304,700
Street	1 Paved		Calc.	345,800	206,400	0	552,200
1. Paved	4. Proposed	8.					
2. Semi Imp	5. R/O/W	9.					
3. Gravel	6.						
GIS Map	32						
Field Review	50						

Inspection Witnessed By:

X Date

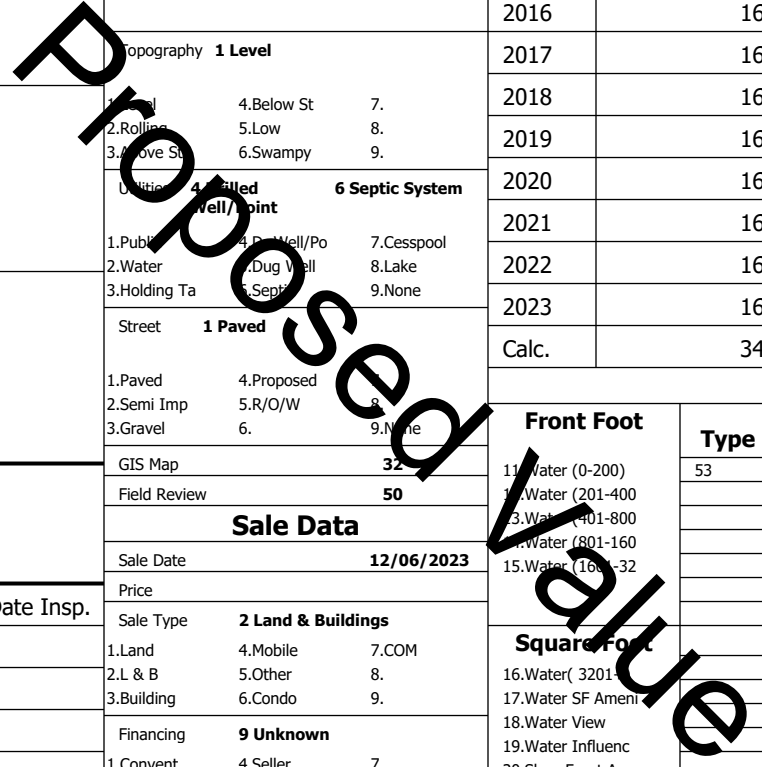
No./Date	Description	Date Insp.

Notes:

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Sale Data		
Sale Date	12/06/2023	
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.

Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
53	075	000	100 %	0	1. Unimproved
			%		2. Excess Frtg
			%		3. Topography
			%		4. Size/Shape
			%		5. Access
			%		6. Restriction
			%		7. Open Space
			%		8. Environmental
			%		9. Condo
			%		30. Blueberry(1-20
			%		31. Blueberry(21 -
			%		32. Crop Land
			%		33. Pasture
			%		34. Shorefront B
			%		35. Shorefront C
35		0.22	100 %	0	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
<b>Total Acreage</b>			0.22		



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Map Lot 032-315-006-000

Account 4069

Location 74 DEER ACRES RD

Card 1

Of 1

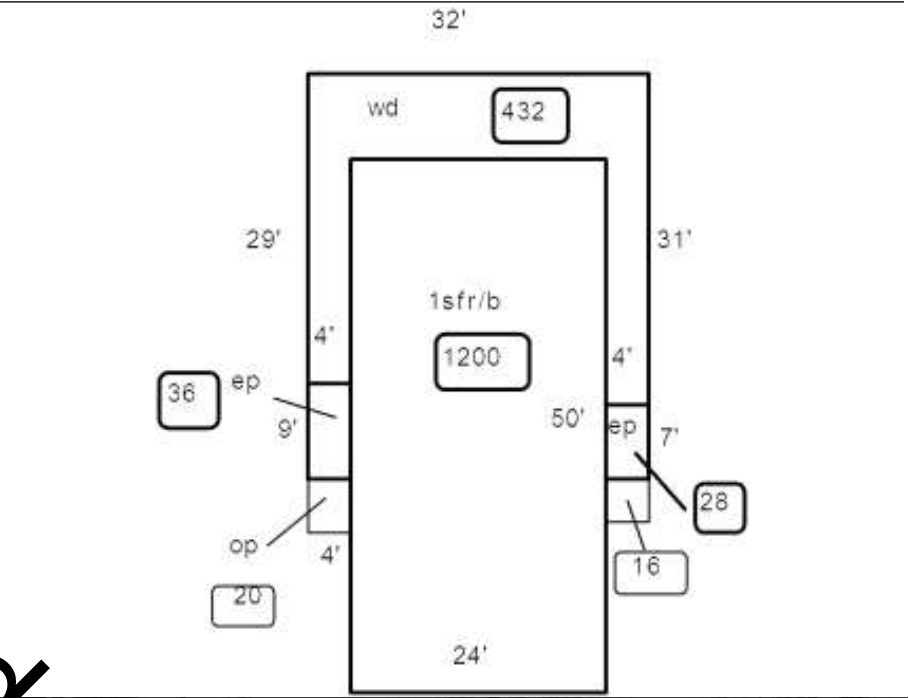
8/05/2024

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>700</b>	Layout <b>1 Typical</b>
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade <b>3 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Colonia	Secondary Heat <b>2</b>	2.Inadeq 5. 8.
3.R Ranch/ 7.Contemp 11.Cottage	Heat Type <b>100% 6 Monitor</b>	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWBB 5.FWA 9.None	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.Monitor 10.UNH2F	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.HWRF 7.Electric 11.Geother	2.1/2 Fin 5.FI/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.FI/Wall 12.Heat/Co	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>4 Minimal</b>
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 <b>2 Vinyl/Aluminum</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboar 5.Stucco 9.B & B	Kitchen Style <b>2 Typical</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.Cemplan	1.Modern 4.Obsolete	Grade & Factor <b>3 Average 100%</b>
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.O Grade 5.A Grade 8.
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>1200</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>5 Above Average</b>
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor 2.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 3.Avg 8.Exc
SOLAR VOLTAIC <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 4.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1970</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>2 Concrete Block</b>	# Fireplaces <b>0</b>	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 7.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 8/14/2015

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	0	36	0 0	0	0	100 %	
22 Encl Frame Porch	0	28	0 0	0	0	100 %	
68 Wood Deck	0	432	0 0	0	0	100 %	
24 Frame Shed	0	80	2 100	4	0	100 %	
24 Frame Shed	0	80	2 100	4	0	100 %	
21 Open Frame	0	20	0 0	0	0	100 %	
21 Open Frame	0	16	0 0	0	0	100 %	
62 Patio	0	192	3 100	3	0	100 %	
						%	
						%	



Proposed Value