

OBSIDIAN ML 7 LLC
165 FLANDERS ROAD
WESTBOROUGH MA 01581

B40144P239

Previous Owner
CFI PROPCO 2 LLC
165 FLANDERS ROAD

WESTBOROUGH MA 01581
Sale Date: 5/24/2023

Previous Owner
CUMBERLAND FARMS INC
165 FLANDERS ROAD

WESTBOROUGH MA 01581
Sale Date: 4/30/2020

Previous Owner
ADAMS, GARTH R
ADAMS, JEANNE B
PO BOX 187
GRAY ME 04039
Sale Date: 4/04/2018

Inspection Witnessed By:

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

Notes:

Gray

Property Data			Assessment Record					
Neighborhood	73 GRAY VILLAGE COMM		Year	Land	Buildings	Exempt	Total	
Tree Growth Year	0		2011	67,500	118,255	8,500	177,255	
REVIEW	0		2012	67,500	118,255	8,500	177,255	
Building Permit	0		2013	67,500	118,255	8,500	177,255	
Zone/Land Use	20 Village Center Proper		2014	67,500	118,255	8,500	177,255	
Secondary Zone			2015	67,500	118,300	9,000	176,800	
			2016	67,500	118,300	9,000	176,800	
Topography	1 Level		2017	67,500	118,300	13,500	172,300	
1. Hill	4. Below St	7.	2018	67,500	118,300	18,000	167,800	
2. Rolling	5. Low	8.	2019	99,600	217,600	20,000	297,200	
3. Above St	6. Swampy	9.	2020	172,000	851,600	0	1,023,600	
Utilities	2 Public Water 6 Septic System		2021	172,000	851,600	0	1,023,600	
1. Public	4. Dr. Well/Po	7. Cesspool	2022	172,000	851,600	0	1,023,600	
2. Water	5. Dug Well	8. Lake	2023	172,000	851,600	0	1,023,600	
3. Holding Ta	6. Septic	9. None	Calc.	298,300	1,657,800	0	1,956,100	
Street	1 Paved		Land Data					
1. Paved	4. Proposed	8.	Front Foot	Type	Effective	Influence	Influence	
2. Semi Imp	5. R/O/W	9.	11. Water (0-200)	Frontage	Depth	Factor	Codes	
3. Gravel	6.	9. None	12. Water (201-400)				1. Unimproved	
GIS Map	43		13. Water (401-800)				2. Excess Frtg	
Field Review	0		14. Water (801-160)				3. Topography	
Sale Data			15. Water (161-32)				4. Size/Shape	
Sale Date	5/24/2023		16. Water (3201-)				5. Access	
Price	6,734,513		17. Water SF Amen				6. Restriction	
Sale Type	2 Land & Buildings		18. Water View				7. Open Space	
1. Land	4. Mobile	7. COM	19. Water Influen				8. Environmental	
2. L & B	5. Other	8.	20. ShoreFront A				9. Condo	
3. Building	6. Condo	9.	Fract. Acre	Square Feet			Acres	
Financing	9 Unknown		21. Base Lot	74	1.36	100 %	30. Blueberry(1-20	
1. Convent	4. Seller	7.	22. Base Lot Vacan	44	1.00	100 %	31. Blueberry(21 -	
2. FHA/VA	5. Private	8.	23. Base Lot Unpav				32. Crop Land	
3. Assumed	6. Cash	9. Unknown	Acres				33. Pasture	
Validity	8 Other Non Valid		24. Acres to 10				34. Shorefront B	
1. Valid	4. Split	7. Multiple	25. Acres 11-30				35. Shorefront C	
2. Related	5. Partial	8. Other	26. Acres 31-50				36. ANTENNA SITE	
3. Distress	6. Exempt	9. Estate	27. Acres 51& over				37. Softwood TG	
Verified	5 Public Record		28. Acres 71 & Ove				38. Mixed Wood TG	
1. Buyer	4. Agent	7. Family	29. Woods (41+)				39. Hardwood TG	
2. Seller	5. Pub Rec	8. Other	Total Acreage 1.36					40. Wasteland
3. Lender	6. MLS	9.						41. Woodland
								42. Mobile Home Si
								43. Camp Site
								44. Lot Improvemen
								45. BA SF - Oce
								46. SP Meadow Cond

