

Dinnel, Brian
384 LUMBERT MILL ROAD
CENTERVILLE MA 02632-2718

B3304P106

Previous Owner
Trabulsi, Steven T.
Trabulsi, Carol A.
PO Box 182
Floral AL 36442
Sale Date: 12/07/2018

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
3/24 - GL EA, EST IA

New Sharon

Property Data		
Neighborhood	4 NBHD 4	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	1 New Sharon all	
Secondary Zone		
Topography		
1.Level	4.Below St	7.LevelBog
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.
Utilities		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.
3.Sewer	6.Septic	9.Non
Street		
1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.No
TG PLAN YEAR	0	
Tif District #	0	
Sale Data		
Sale Date	12/07/2018	
Price	43,000	
Sale Type	Land & Buildings	
1.Land	4.Mobile	7.C/I L&B
2.L&B	5.Other	8.
3.Bundling	6.C/I Land	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.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
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
2011	20,400	25,940	0	46,340
2012	20,400	25,940	0	46,340
2013	20,400	25,940	0	46,340
2014	20,400	25,940	0	46,340
2015	20,400	25,940	0	46,340
2016	20,400	25,940	0	46,340
2017	20,400	25,940	0	46,340
2018	20,400	25,940	0	46,340
2019	20,400	25,940	0	46,340
2020	20,400	25,940	0	46,340
2021	20,400	25,940	0	46,340
2022	20,400	25,940	0	46,340
2024	23,630	73,500	0	97,130

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Com-Site				%		1.Unimproved
12.Ind-Site				%		2.Excess Frtg
13.Res-Site PR				%		3.Topography
14.Res-Site DR				%		4.Size/Shape
15.Res-Site RMT				%		5.Access
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
Square Foot		Square Feet		Acres		30.Rear Land >10
16.Not Used				%		31.Tillable
17.Not Used				%		32.Pasture
18.Not Used				%		33.Orchard
19.Not Used				%		34.Software F&O
20.Residential-Si				%		35.Mixed Wood F&O
Fract. Acre	Acreage/Sites					36.Hardwood F&O
21.Homesite (Frac	15	1.00	100	%	0	37.Software TG
22.Basemat (Frac	28	2.70	100	%	0	38.Mixed Wood TG
23.Misc (Fract)	57	1.00	100	%	0	39.Hardwood TG
				%		40.Wasteland
24.Homesite				%		41.Open Space
25.Basemat				%		42.Mobile Home Si
26.Not Used				%		43.Condo Site
27.Not Used				%		44.Lot Improvemen
28.Rear Land <5	Total Acreage 3.70					45.Subdivision Lo
29.Rear Land 5-10						46.Golf Course



