

Amin, Zia
43 VIOLETWOOD CIRCLE
MARLBOROUGH MA 01752-6489

B3268P186 B3966P288 B4093P187

Previous Owner
Adams, Gregory C
Adams, Andrea L
118 River Road
Avon 04966
Sale Date: 6/13/2019

Inspection Witnessed By:

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

Notes:
5/24 - AB NEW CONSTRUCTION, ROUGH FRAME COMPLETE, ROOF FINISHED, EXT DOORS + WINDOWS IN, NO SIDING OR FINISH WORK INSIDE. NO PLUMBING OR ELECTRICAL . OPEN FLOOR PLAN . UC ~ 40%, 20X15 1SFR HAS CATHEDRAL CEILING, CHECK BACK 2025

New Sharon

Property Data		
Neighborhood	5 NBHD 5	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	1 New Sharon all	
Secondary Zone		
Topography	1 Level	
1.Level	4.Below St	7.LevelBog
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.
Utilities	4 Drilled Well 6 Septic System	
1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.
3.Sewer	6.Septic	9.Non
Street	3 Gravel	
1.Paved	4.Proposed	5.No
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.No
TG PLAN YEAR	0	
Tif District #	0	
Sale Data		
Sale Date	6/13/2019	
Price		
Sale Type	Land Only	
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	57,120	0	0	57,120
2012	57,120	0	0	57,120
2013	57,120	0	0	57,120
2014	57,120	0	0	57,120
2015	57,120	0	0	57,120
2016	57,120	0	0	57,120
2017	57,120	0	0	57,120
2018	57,120	0	0	57,120
2019	57,120	0	0	57,120
2020	57,120	0	0	57,120
2021	57,120	0	0	57,120
2022	57,120	0	0	57,120
2024	86,380	85,650	0	172,030

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	14	1.00	100	%	0	37.Software TG
22.Baslot (Fract	28	4.00	100	%	0	38.Mixed Wood TG
23.Misc (Fract)	54	44.78	100	%	0	39.Hardwood TG
				%		40.Wasteland
24.Homesite				%		41.Open Space
25.Baslot				%		42.Mobile Home Si
26.Not Used				%		43.Condo Site
27.Not Used				%		44.Lot Improvemen
28.Rear Land <5				%		45.Subdivision Lo
29.Rear Land 5-10				%		46.Golf Course
Total Acreage		49.78				

