

Saraiva, Robin A
52 Stroka Lane
Ludlow MA 01056

B1610P62 B4140P219 B4273P216

Previous Owner
B & T Woodland Management LLC
72 Smith Road
72 Smith Road
New Sharon 04955
Sale Date: 12/30/2020

Previous Owner
Caywood, William A.
65 Muddy Brook Road

New Sharon ME 04955
Sale Date: 11/13/2019

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Bk 4140 Pg 239 two lots 13-09-01 and 13-10-00
1/24 - PM VACANT

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	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	12/30/2020	
Price	131,000	
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	48,800	32,230	10,000	71,030
2012	48,800	32,230	10,000	71,030
2013	48,800	32,230	16,000	65,030
2014	48,800	32,230	16,000	65,030
2015	48,800	32,230	16,000	65,030
2016	48,800	24,790	21,000	52,590
2017	48,800	24,790	26,000	47,590
2018	48,800	24,790	26,000	47,590
2019	48,800	24,790	26,000	47,590
2020	48,800	24,790	31,000	42,590
2021	48,800	24,790	0	73,590
2022	48,800	24,790	0	73,590
2024	81,300	67,010	0	148,310

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.Softwood 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.Softwood TG
22.Baselot (Fract	28	4.00	100	%	0	38.Mixed Wood TG
23.Misc (Fract)	54	39.70	100	%	0	39.Hardwood TG
				%		40.Wasteland
				%		41.Open Space
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Lot Improvemen
28.Rear Land <5	Total Acreage 44.70					45.Subdivision Lo
29.Rear Land 5-10						46.Golf Course



