

YAUGA, JOANN I, TRUSTEE OF
THE JOANN INFERRERA YAUGA TRUST
57 ORCHARD ROAD
CONCORD MA 01742

B9794P17 B16575P751 B19194P768

Previous Owner
YAUGA JOANN I
57 ORCHARD RD

CONCORD MA 01742
Sale Date: 2/01/2023

Property Data			Assessment Record						
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	136,400	135,300	0	271,700		
1ST MORTGAGE 0			2013	136,400	135,300	0	271,700		
2ND MORTGAGE 0			2014	136,400	135,300	0	271,700		
Zone/Land Use 47 Lake Arrowhead			2015	136,400	135,300	0	271,700		
Secondary Zone			2016	129,600	134,000	0	263,600		
Topography 2 Rolling			2017	129,600	134,000	0	263,600		
1.Level 4.Below St 7.Steep			2018	129,600	134,000	0	263,600		
2.Rolling 5.Low 8.Wet			2019	129,600	134,000	0	263,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	129,600	134,600	0	264,200		
Utilities 9 No Water/No Sewer			2021	142,600	134,600	0	277,200		
1.Public 4.Improve 7.Improve			2022	155,500	148,100	0	303,600		
2.Water 5.Improve 8.			2023	171,100	164,200	0	335,300		
3.Sewer 6.Improve 9.None			2024	191,800	184,400	0	376,200		
Street 3 Gravel			2025	191,000	241,600	0	432,600		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF	12	Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF	265		180	47 %	2	1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 2/01/2023			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot	Square Feet			%		6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing 9 Unknown			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity 2 Related Parties			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac				%		33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified 5 Public Record			Acres				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
			Total Acreage 0.55						43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

