

BELANGER KEVIN A
 BELANGER, KATIE J
 41 RUSSET ROAD
 BILLERICA MA 01821

B9793P29 B17404P668

Previous Owner
 BENHAM DAVID W
 ATTN: KEVIN & KATIE BELANGER
 41 RUSSET RD
 BILLERICA MA 01821
 Sale Date: 1/17/2017

Property Data		
Neighborhood	22 WEST SHORE RD	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	48 Shoreland	
Secondary Zone		
Topography	2 Rolling	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Wet
3.Above St	6.Swampy	9.Lev/Roll
Utilities	9 No Water/No Sewer	
1.Public	4.Improve	7.Improve
2.Water	5.Improve	8.
3.Sewer	6.Improve	9.None
Street	3 Gravel	
1.Paved	4.Proposed	7.ROW
2.Semi Imp	5.Pvt	8.None
3.Gravel	6.Aband	9.TG PLAN
LAND USE	0	
BUILDING USE	0	
Sale Data		
Sale Date	1/17/2017	
Price	186,500	
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	1 Conventional	
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
2012	84,100	145,800	10,000	219,900
2013	84,100	145,800	10,000	219,900
2014	84,100	145,800	10,000	219,900
2015	84,100	145,800	0	229,900
2016	75,700	145,800	0	221,500
2017	75,700	145,800	0	221,500
2018	75,700	145,800	0	221,500
2019	75,700	145,800	0	221,500
2020	75,700	146,900	0	222,600
2021	83,200	146,900	0	230,100
2022	90,800	161,600	0	252,400
2023	99,900	179,200	0	279,100
2024	112,000	202,200	0	314,200
2025	105,100	274,200	0	379,300

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF				%		1.Unimproved
12.Arrowhead WF				%		2.Excess Ftg /De
13.Waterfront				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Misc				%		5.Access or Rear
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear (201+)
				%		31.Tillable/Horti
				%		32.Pasture
				%		33.Orchard
				%		34.Frontage
				%		35.Triangular Lot
				%		36.Commercial
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.Gravel Pit (Ac
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Utility ROW
				%		45.Camp Lot
				%		46.Site Improve
Square Foot		Square Feet				
16.Regular Lot				%		
17.Secondary Lot				%		
18.Excess Land				%		
19.Condominium				%		
20.Pavement				%		
Fract. Acre		Acreege/Sites				
21.Homesite (Frac	21	0.40	47	%	5	
22.Vacant Lot (Fr				%		
23.Non Conforming				%		
Acres				%		
24.Excess (5-10)				%		
25.Excess (10+)				%		
26.Excess				%		
27.Rear (1-100)				%		
28.Rear (101-150)				%		
29.Rear (151-200)				%		
Total Acreage		0.40				

