BOARD OF SELECTMEN
Meeting Minutes
February 11, 2015

Approved: March 9, 2015

PRESENT: Vincent Amoroso, Chair; Susan Bak, Member; Les Fox, Member; and Jim Gorman, Member

ABSENT: Robert Stemple, Clerk

ALSO PRESENT: Selina Shaw, Town Administrator

EXECUTIVE SESSION

- At 6:32 PM Chair Amoroso moved to convene in executive session in the Town Administrator's office to discuss strategy with respect to collective bargaining (all CBU's) and to reconvene in open session at 7:30 PM in the Grange Meeting Room to continue the regular business on the agenda. Seconded by Member Bak. **Approved 4-0 by Roll Call: Amoroso, aye; Fox, aye; Bak, aye; and Gorman, aye.** The Chair noted that open meeting may have a detrimental effect on the bargaining position of the Board.

Chair Amoroso re-convened the meeting at 7:34 P.M. in the Grange Meeting Room of the Town Hall.

ALSO PRESENT: Cheryl Mahoney, Department Assistant

The documents discussed herein have been included with the file copy of the agenda packet for the above referenced date and are hereby incorporated by reference.

ANNOUNCEMENTS

- Chair Amoroso read the announcements.

- As the signature of the Clerk of the Board of Selectmen will be required on documents this evening Chair Amoroso moved to appoint Member Gorman as Clerk Pro-tem for the purpose of executing the required documents. Seconded by Member Fox. **Approved 4-0.**

APPOINTMENTS

- Town Treasurer, Patrick McIntyre, was present to discuss an Issuance of Bonds; recommendations for an article for OPEB funding; disposition of foreclosed properties; to provide an update on the Town's tax title properties and to report on Town's FY 2016 health insurance premiums.
  - Treasurer McIntyre advised that the Town went out to bid for loan services last week. Morgan Stanley's response was the most attractive. He further noted that the rate being offered is primarily due to our high Standard & Poor's rating. Boxborough has received a triple A rating for this year. Member Fox moved to approve the awarding of Two Million Twenty Thousand Dollars ($2,020,000) general obligation municipal purpose loan of 2015 bonds at a coupon rate of 3 % to Morgan Stanley & Co, LLC – New York, said bonds will be dated February 13, 2015 and will mature in February 2030. Seconded by Member Bak. **Approved 4-0.**
  - He noted that for the last few years it has been the Town's practice to place an OPEB trust fund funding article on the annual warrant and he recommends that we continue this practice for this year. Our commitment to funding this obligation is one reason we have maintained a superior S & P rating. McIntyre further noted that our fund management firm has offered to conduct an informational session on OPEB management. Further to the recommendation of the Town Treasurer, Member Fox moved to support an article on the Annual Town Meeting warrant to transfer $100,000 to the OPEB Trust Fund. Seconded by Member Bak. **Approved 4-0.**
  - Treasurer McIntyre referred to the materials he provided as to the status of the Town's foreclosed properties and provided an update on tax title properties to give the Selectmen an idea as to the value of these properties and to consider what options are available to the Town. No action is required tonight, however a Town Meeting article may be needed to convey/dispose of some of these properties. Conservation Commission input will also be sought.

- He spoke to the information provided concerning the Town's FY 2016 health insurance premiums. Pharmaceuticals cost is the primary driver of these premium increases. He doesn't know if this is a trend or an aberration. The services being offered by the three providers are pretty much the same; however Fallon has been proactive in addressing these costs shifts which is reflected in a significantly lower increase. He would like to hold a health fair where these providers come and present to employees and Town employees can than make their own decision. He provided information on the communities that participate in the Minuteman Nashoba consortium.

- Chair Amoroso opened a Public Forum on the proposed Grange Meeting Room ("Grange") improvements and use of the Stage. The Selectmen are seeking input as to whether residents want to keep these areas unchanged or if they could support the renovating and reconfiguring of this space. BICAO David Lindberg, Town Clerk Markiewicz along with members of the public were present for this discussion. There are several concerns that have led the Town to consider this proposed renovation/reconfiguration. Chair Amoroso pointed out the improvements that have already been implemented to the Grange space. However, there are important items that still need to be addressed such as the deteriorated condition of the floor & ceiling and the need for energy efficient lighting. The disposition of the stage area will have an effect on this proposed work. Storage and office space are currently in short supply at Town Hall. The stage area was deemed to not be ADA compliant over 25 years ago so it can no longer be used by the public. This space is currently being used just for the storage and the stage curtain was opened to show what is being kept there. Town Clerk Markiewicz spoke to the state's record retention requirements and how climate controls are necessary to preserve paper documents. BICAO Lindberg provided a diagram illustrating the proposed reconfiguration. He noted that a similar renovation was proposed 10 years ago, but it didn't go anywhere. Markiewicz noted that as Town Clerk she is responsible for managing the elections, which take place here in the Grange. The traffic flow pattern that she currently utilizes for elections is inefficient, congested and can be confusing. This re-configuration would greatly improve this flow pattern and eliminate the need for voters to queue up on the stairway. The proposed anteroom/reception area would also allow for seating while people wait to enter the Grange. This area would eliminate the background noise that bleeds into the Grange during meetings when people are speaking out in the hallway. There was discussion as to additional measures that could be used to improve election day flow patterns. The consensus was that the columns in the front of the stage should be preserved and that these proposed spaces have some sort of sound barrier. It was stated that the need for storage should not justify taking away the stage. Audience members spoke to the performance artifacts that they recall being stored on the stage, however the last performance took place before the east addition was constructed. It is a shame to eliminate the stage but based on what has been presented there is a need that must be met. It was suggested, that with the high ceilings, suspended shelving would an efficient use of the space. It was further suggested that the board table/dais be shifted to the northside of the room, to eliminate the distraction when people walk-in during a meeting. There was additional discussion on the renovations to Grange Room itself. Chair Amoroso closed the Forum and thanked those present for their input.

The Board took Agenda Items #5a and #6, out of order.

MINUTES

- Member Gorman moved to accept the minutes for the executive session of February 4, 2015, as written/revised. Seconded by Member Bak. **Approved 4-0.**

SELECTMEN REPORTS

- Member Bak reported that the Personnel Board has held its outreach meetings with most of the town departments. Unfortunately DPW has had to re-schedule twice due to the snow. They are also looking at possible revisions to the Town's Personnel Plan; specifically to address recent changes to sick time allowances and the vacation time portion of the plan.

- Member Fox reported that the Master Plan Update Comm. is making progress and is providing productive input to the MAPC consultants. They are looking at having the update ready to present this fall.

- Chair Amoroso noted that he will save his report on Minuteman until Supt. Bouquillon's presentation later in the agenda.

  He also reported that he toured the Town with Chief Ryder during the most recent of the storms and Member Gorman did the same with Chief White. The plows seem to be doing their job and people were staying off the roads. These are historic snowfall numbers and our snow & ice budget is going to take a hit.

- Member Gorman confirmed that he had done a "ride-around" with the Fire Chief.

  He also reported that there were some concerns about plowing in a cul-de-sac but they have been resolved.

APPOINTMENTS (Continued)

- William (Bill) Caulder, JPI/TDI (formerly with the Gutierrez Company), and David Helms from JPI were present to provide an update on Jefferson at Beaver Brook, a 244-unit Chapter 40B housing development and to ask that Selectmen advise the MEPA of their support of this project. Town Planner Adam Duchesneau; Planning Board & Housing Board members and others were also present. Mr. Caulder advised that they intend to break ground later this year. They are looking to develop just 15 acres of this 65 acre site. He provided an overview of the changes that have taken place since this 40B development was originally approved in 2008. Most significant was is acquisition of this property from the Gutierrez Co. and his partnering with JPI. There have been some engineering and architectural revisions but nothing that that would impact the initial approval. Due to geo-survey results, they have re-configured parking, open-space and recreational areas. He provided information on well test results and the re-engineering of some well sites. He spoke to the required interactions with various governmental agencies and how these various processes interact. They are working with MEPA and the DEP to obtain approval for various aspects, including wells, and will be meeting with the ConsCom to provide them with this information. Soil testing has indicated there are some areas with measurable levels ofcontaminants. So, though these areas will be remediated, they have determined that gardening areas will not be available. They are working with MassDOT on configuring the access road from Route 111. They are working with the Fire Department on their fire suppression plan and roadway turning radius requirements. Mr. Helms advised that they are looking to incorporate rural aesthetics into the public areas. The clubhouse will now overlook the adjacent horse pasture and they intend on incorporating salvaged wood from the Ward barn into the public areas. Mr. Caulder clarified that this development is comprised of rental units only. They could realize 400-462 tenants and including approximately 45-55 children. Their demographic is across the board – seniors, singles, and families. He explained how Chapter 40B works; the state formula that determines their affordable unit rate; required percentage of affordable units and that they must have a qualified affordable housing rental agent. Mr. Caulder spoke to the management and security measures that will be in place. There was additional discussion as to preserving open space and the configuration of the access road. Mr. Caulder noted that they met with several town departments earlier today and based on this meeting they are optimistic about moving forward. Mr. Helms explained that the name of the development was revised because JPI's naming convention incorporates "Jefferson" into the name of all of their developments. It was confirmed that all of these units will count towards the Town's affordable housing inventory threshold. The purpose of the proposed letter presented tonight is to provide the MEPA with input from community stakeholders. Member Fox moved to submit a letter of support to the Executive Office of Energy and Environmental Affairs with respect to the developer's MEPA filing for Jefferson at Beaver Brook. Seconded by Member Bak. **Approved 4-0.** Chair Amoroso executed this letter.

- Minuteman Regional School District, Supt. Ed Bouquillon, and Asst. Supt. of Finance Kevin Mahoney were present to provide updates on the proposed amended regional agreement, budget and building project. Supt. Bouquillon spoke to their Powerpoint presentation. Minuteman's overall budget is up 0.9%, but he qualified these estimates with the caveat that the Governor has yet to issue his budget; bus transportation contract has not been finalized and the Teacher's contract is still under negotiation. He identified the significant items that have affected their FY 16 budget, including changes in various state regulations and funding structures. Boxborough currently has four high school and one post-graduate students enrolled at Minuteman. The current agreement calculates the operational portion of Boxborough's assessment charges on enrollment and the capital portion on a five student minimum. Boxborough is also assessed for the R.J. Grey Tech. Program. He provided information on Boxborough's enrollment history and the District's current, historic, projected, and in-district/out-of-district enrollment numbers. He also spoke to efforts to increase in-district enrollment. He presented an overview of Minuteman's new Educational Plan and the implementation of a Career Academy Model. Supt. Bouquillon provided background and the proposed timeline for the proposed MSBA project. Minuteman has been in the MSBA "pipeline" since 2009. MSBA needs a project approved by 2016, or Minuteman will be removed from the MSBA project list. A report that calculates the projected financial impact on the various project scenarios including one with no MSBA involvement was discussed at last week's Municipal Breakfast. First impact on a member town's capital assessment would be in 2020. He provided an update on the status of the revisions to the regional agreement. Supt. Bouquillon closed his presentation. Chair Amoroso reported that he had attended Friday's Municipal Breakfast and provided his perspective on those discussions and the materials presented tonight. There are issues with the enrollment ratios and that out-of-district communities pay less than member towns; citing information that these non-members contribute $10,000 less towards operating costs. He further noted that out-of-district tuition is going down. Supt. Bouquillon clarified that though Minuteman receives DESE determined tuitions these sending towns are directly responsible for other educational costs, whereas for member town's these expenses are incorporated into the overall budget and proportioned through their assessment. He further noted that though the difference between student assessments and tuitions is a concern; confusion has been generated by faulty analysis and mis-information that has been circulated. He did confirm, that at this time, DESE does not allow Minuteman to seek capital contribution from out-of-district towns; however Minuteman is actively lobbying for a change in this policy. Chair Amoroso spoke to his continuing concerns as to the proposed revisions to the agreement, and that the larger member communities are the ones benefiting from these revisions. He reviewed the breakdown of 2014 Town Meeting votes and the actions taken here in Boxborough at the time. He opined that it is unlikely the District will receive remaining approvals this spring. Supt. Bouquillon concurred that it will be difficult. Chair Amoroso stated that the best thing to do for the health of the district is to build a new school, however, there are several towns, included Boxborough, that have declared they want to get out. He referred to his "Protocol for Simultaneously Adopting Amended Agreement and

Withdrawing" distributed this evening. He prepared this based on the input he received at Friday's Municipal Breakfast. It proposes new conditions to the proposed revision as a stand-alone provision. Town Counsel has reviewed this proposal. There was discussion as to process and the timeline necessary to address this proposal. Supt. Bouquillon invited Chair Amoroso to submit this proposal to the Minuteman School Committee for consideration; however as Lincoln's Town Meeting takes place in March it would be problematic to take this up in time for inclusion in the member towns' Annual Town Meetings. The other Selectmen, FinCom member Neal Hesler and others provided their input. Supt. Bouquillon was asked to expand on the building project scenario costs estimates and the related development concerns. It has been communicated by at least one of the communities that they would not be interested in moving forward with the building project if the revised agreement is not ratified by all of the other towns. Supt. Bouquillon advised that the state provides the School District with the option of putting forth approval of the revisions on a districtwide popular ballot. There was additional discussion on the "Protocol" document presented tonight. Chair Amoroso would support holding a Special Town Meeting to present this proposal. Discussion turned to the Town's withdrawal from the Minuteman District and what research has been conducted as to cost analysis and Town's obligations if we leave. Chair Amoroso advised that this data was provided at last year's Town Meeting and "apples to apples" numbers will be presented at the upcoming May Town Meeting. Withdrawal would not take away our ability to attend Minuteman. He has participated in the development of an IMA which would allow Boxborough to continue to send our students to Minuteman on tuition basis; allowing us to continue to provide Ch. 74 opportunities. There was discussion about the impact of incoming students testing below grade level. Supt. Bouquillon provided details on measures taken including an integrated Ed. Program and involvement of academic specialists, so that these students achieve at least grade level by the time they leave Minuteman. He responded to a request to expand on the efforts to increase in-district enrollment. Minuteman staff has created a 20 member team that is working with a consultant to address this and providing the means for prospective students and their families to connect with the Minuteman on a personal level; working to craft a plan which includes surveying applicants and seeking community feedback. Supt. Bouquillon also clarified that input from the students, college admission professionals, industry partners and others had an effect on the revisions to the Education Plan. It was noted that these issues need to be dealt and time is of the essence.

- Police Chief Warren Ryder, was present to continue a previous discuss on shift coverage. This situation has continued to evolve since he initially communicated his concerns. Based on the Selectmen's feedback and subsequent discussions he has generated a follow up memo which presents several shift coverage options and the related financial impact. He spoke to the positives and negatives of each of the proposed options. The Chief reiterated that is situation was precipitated by having a Sergeant out due to injuries received in the fall of 2014. The Chief also stressed that he would have sought a discussion on 2-man shift coverage at some point even if this had not occurred. 2-man coverage provides the optimum level of safety for both his officers and the public. The Selectmen noted that they support 2-man shift coverage; however the fiscal realities have gotten in the way of implementation. The Chief outlined what would happen when the Sgt. comes back on duty and also how the Chief would proceed if the Sgt. has to retire due to his injuries. The Selectmen noted that the Chief has the authority to manage his staffing requirements including shift coverage, however if these determinations result in his going outside of his budget he should be seeking the Selectmen's approval before that occurs. Chief Ryder advised currently he is managing shift staffing within his budget, however he will need a RFT to cover salaries for FY 15. At this point he does not know what this final amount will be. Chief Ryder confirmed that his proposed FY 16 budget reflects 2-man coverage for all shifts.

- Town Administrator, Selina Shaw reviewed the proposed FY 16 Town Government budgets. Members of the Finance Committee were present for this discussion. Debt is up 19% primarily to the due to bonding the Selectmen just approved. Overall Town Gov't is up 17% and the primary driver for this is the re-alignment of the Technology budget's funding source. In FY 15 technology related items were consolidated from the individual departments into one budget. . Also in previous years a large chunk of the funding came from the Town's cable funds. Going forward it has been determined that technology expenses should be funded directly through the budget. There was also discussion as to how the Town intends to address its technology support needs going forward. It was noted that this will need to be discussed at greater length at some point. She went through the other Town Gov't budgets by their number categories – speaking to those items that reflect a significant change. 100-General Gov't is up because the BCC lease agreement provides for an increase for FY 16. 135 – Town Account is up because the Software Support previously under the Tax Collector (146) has been shifted into this budget resulting in $1,800 in overall savings. 162 - Board of Registrars is down – one less election this year. 175 – Planning Bd. is up – MapGeo was underfunded in FY15. 192 – Town Hall is up just over 1% overall. Several lines have been significantly reduced or re-aligned. A-B Regional School District has restructured Table 6. Their numbers have adjusted down. ABRSD representatives will be coming to an upcoming meeting to review their budget and to explain their efforts to further reduce these numbers. We are currently working with Rev. 2 Draft Budget. Town Accountant Barrett anticipates no major revisions in Rev. 3.

- No one asked to speak under the Citizens concerns.

OLD BUSINESS

- It was determined there was no need for further discussion of the FY 16 Budget at this time.

- The Selectmen opened discussion on the 2015 Annual/Special Town Meeting and took up a request from Minuteman Regional School Committee to place an article on the Annual Town Meeting warrant regarding amendments to the Regional School Agreement. This is the same article that was submitted last year. It was noted that the Selectmen are also considering an article to withdraw from the Minuteman School District and that this would require just a majority not a 2/3rd vote. Further to the request of the Minuteman Regional School Committee, Chair Amoroso moved to place an article on the (Annual) Town Meeting warrant regarding amendments to the existing "Agreement with Respect to the Establishment of a Technical and Vocational Regional School District". Seconded by Member Gorman. **Approved 4-0.**

NEW BUSINESS

- TA Shaw referred to her memorandum concerning the status of the Hammond Scholarship fund account. Further to the recommendation of the Town Administrator, Chair Amoroso moved, with regrets, not to award the Hammond Scholarship in 2015 due to the declining return on investments, which has been the source of funding for the Scholarship. Seconded by Member Gorman. **Approved 4-0.**

- The Selectmen took up the Chapter 90 Project Request for Flagg Hill Road, Pine Hill Road, and Stonehenge Place. Member Gorman moved that the Board of Selectmen votes to authorize the Public Works Director to submit to Mass. Department of Transportation a project request form for the reclamation and repaving of Flagg Hill Road, Pine Hill Road, Stonehenge Place as well as an environmental punch list for the project; further that the Board certifies under penalty of perjury the following: that the project is on a public way, and any necessary takings have been made; that all materials will comply with approved established specifications; that all weights and quantities will be accurate; that equipment rental rates are those established by MassDOT Highway or the advertised low bid; that all documentation will be checked for accuracy, and will be endorsed in accordance with municipal procedures for accountability. Seconded by Member Fox. **Approved 4-0.**

- TA Shaw opened a discussion on hanging banners across Massachusetts Avenue. This was precipitated with the Energy Commission asking to hang a banner across Mass. Ave. to publicize their Solar Forum. There have been similar discussions over the years on this but they never went anywhere. The surrounding communities have been doing it for years. TA Shaw has had initial discussions with Littleton Electric, and they are amenable to allowing the use of their poles, however it would be the Town's responsibility for hanging these banners. She has not spoken to MassDOT however they have indicated in the past that they would not approve the hanging of items across Mass. Ave. She is requesting the Selectmen's input and to see if they are would consider this type of usage. The Selectmen indicated this may be worth considering however they need more details before they make a decision and that a policy and clear procedures should be formalized before we allow this usage.

- Though not on the agenda the Selectmen took care of two "housekeeping" items which required the Selectmen signatures.
  - Amended Common Victuallar's License - The owner of the Bumblebee Snack Shack has changed its name to the Bumblebee Pitstop. There is no change to the business' operations.
  - Previously approved Amended CrossTownConnect IMA.

ADJOURN

- The meeting was adjourned at 10:55 PM.

SELECTMEN'S ANNOUNCEMENTS

FEBRUARY 11, 2015

The necessary contact information is available on the Town's website.

- A reminder to our viewing audience - **Selectmen Agenda packets are available** from links on the Town's website, from the calendar or the Selectmen's webpage.

- The Town has provided information and links on our website to help residents in dealing with the recent winter weather. To access this information please go to ***"Preparedness Tips for Severe Winter Weather"*** on Homepage under News & Announcements. To assist in the DPW's with its on-going snow removal operations, rresidents are reminded that a **winter parking ban** is in effect until April 1st. On street parking is not allowed between the hours of 1:00 AM and 6:00 AM and at all hours whenever inclement weather is forecast. Also no overnight or weekend parking is allowed at any of the Town owned facilities, without permission. Unattended vehicles can obstruct the snow removal operations and may be subject to towing.

- **Save the Date….**
  Boxborough's Annual Town Meeting will be held on **Monday, May 11th.** More details will be provided in the coming months.

- **The FY 2016 budget process has begun.** The current draft budget is available on the Town's website (Home page, under "RESOURCES"). You are encouraged to attend Selectmen, Finance Committee, Library Trustee and A-B School Committee meetings at all times, but especially during the budget season. Please check the web calendar for meeting dates. Your input is important.

- **The annual street listing/census forms have been mailed to residents**. If you have not done so already, please review, correct as necessary, sign and return promptly to the Town Clerk. Voters not completing their census will be put on the inactive voter list. Please contact the Town Clerk, Liz Markiewicz if you need another census form or if you have any questions.

- **2015 dog license applications** due into the Town Clerk's office by March 10th.

- The **Veterans' Services Officer** (VSO) Donald Morse, will be holding office hours from 9am to 11 am on Wednesdays at the Town Hall upstairs in the Community Services Coordinator's office off of the Grange Meeting Room. He is also available to meet with you by appointment. Please contact Department Assistant, Denise Monteiro at 978-264-1726 to arrange.

- The Boxborough Energy Committee will be launching - their **Boxborough Solar Initiative**, with a Solar Forum on April 16, 2015. More Information is available on the Town's website under News.

- The **Community Preservation Act or "CPA" Surcharge** has now been implemented and was included in 3rd Quarter real estate tax bills. An informational pamphlet "*Taxpayer's Informational Guide – 2015 Community Preservation Act*" was included with this tax mailing and is available on Community Preservation Committee's webpage. You can also contact the Town Assessor, Ruth Anderson if you need information concerning CPA.

- The Boxborough Fire Department has a **new system for issuing permits for Opening Burning Season** which runs until May 1st. Seasonal permits will no longer be issued. Instead, on the day you would like to burn, residents should go to the Fire Department's Burn Permit webpage. There it will be posted whether burning is allowed that day. If allowed, resident would then apply under Daily Permit Registration. The Department's Open Burning Rules & Regulations are also posted. Residents call the Fire Dept. for more information or to activate a permit.

- The Town's **Community Services Coordinator,** Lauren Abraham, serves as a resource to assist residents in connecting with financial, health, and emotional support services and to help them to navigate the sometimes complicated application process. Please go the Community Services Coordinator's webpage for more information.

- Please be sure that you have an FY 2015 sticker, so that you will be able to access the Transfer Station. Also residents looking to **disposal of bulk items** at the Transfer Station need to purchase a voucher at Town Hall. Checks or exact amount in cash, please. These fees range from $5.00 to $50.00 depending on the item. You might consider donating your items to the local not-for-profit organization, Household Goods Recycling of Massachusetts (HGRM) www.hgrm.org. They are happy to accept clean, functional items in good working condition. Please refer to the Transfer Station webpage or call the DPW for more information.

- Nashoba Associated Boards of Health, and the Boxborough Board of Health, will hold a free **Well Adult Clinic** this Friday, February 13th from 11 am to 12 noon at the Community Center. No appointment necessary, drop in for Blood Sugar, Blood Pressure, Pulse Screening and Diet Teaching. For more information, please contact Nashoba Associated Boards of Health at 1-800-427-9762 ext. 333.

- February 25th marks the 232nd anniversary of our Town. On Sunday, February 22nd at 7:00 PM the Boxborough Historical Society will present, ***"Boxborough February 25, 1783: How the Town Came to be"*** in the Morse and Hilberg Rooms of the Boxborough Town Hall, 29 Middle Road. John Fallon's presentation will touch upon such items as, what brought our Town into existence and how Boxborough got its name. Admission is free and all are welcome.

- **Attention Filmmakers -** The Acton-Boxborough Cultural Council is sponsoring a night of Short Films as part of their 2015 Film Series they are looking to feature new works from Acton and Boxborough area residents and students. A free, public screening will take place on April 24th followed by a question & answer session. Select films will also be placed in the permanent collection of Sargent Memorial Library. There is no entry fee, but submissions must be received by Tuesday, March 31, 2015. Please email abccinformation@gmail.com for more information.

- We invite you to explore the Town's website www.boxborough-ma.gov. The new website now makes more information available to you such as what are the **Transportation options** available for those living or working in Boxborough, which is posted on our Homepage under Resources.

- **Town Departments** welcome your questions and feedback on services. Please contact them through the email hyperlink appearing on each department's web page, give them a call, or stop in to chat. If you are unable to stop in during normal office hours, don't hesitate to call and make an appointment for a mutually convenient time outside of normal hours.

- The Board of Selectmen continues to look for volunteers willing to serve on the various **Town boards and committees,** many of which have openings: ZBA (1 alternate member), Housing Board (1), Design Review Board (1 at-large member), Public Celebrations & Ceremonies Committee (3), Recreation Commission (2), the Steele Farm Advisory Committee (2), and the Conservation Commission has one vacancy for an unexpired term which runs until June 30, 2015. Please consider participating on a town board. You will find it to be a worthwhile and rewarding experience. No matter what your knowledge or interest is, we can use your help in making Town government work.

- The **Selectmen want to hear from you** and invite residents to contact them regarding issues of concern. The Board can be contacted via e-mail from the link on the Selectmen's webpage.

- Contact information is available on the town's website: http://www.boxborough-ma.gov or you may call Town Hall at 978-264-1700 if you have any questions.

- The Selectmen can be contacted directly at: selectmen@boxborough-ma.gov.

- If you wish to find out more about **volunteer opportunities** on Town boards or committees contact Town Administrator Selina Shaw at: sshaw@boxborough-ma.gov

- Board of Selectmen **meetings are broadcast on both Comcast's Channel 9 and Verizon's Channel 39.** Residents can also tune-in and view the public meetings playback schedule, to find out when a particular meeting is scheduled for broadcast.

- For more information on **Winter Road Conditions/Parking, FY 15 Transfer Station Applications, and Bulk Item Disposal Vouchers** please go to the DPW's or Transfer Station's webpage or contact the DPW at 978-264-1790.

- For more information on the **Community Preservation Act** surcharge please go to the Community Preservation Committee's webpage or contact Town Assessor, Ruth Anderson directly by phone at 978-264-1720, or by email: randerson@boxborough-ma.gov .

- To make an appointment with Veterans' Services Officer (VSO) Donald Morse, outside of his Wednesday morning office hours please contact Department Assistant, Denise Monteiro at 978-264-1726 or dmonteiro@boxborough-ma.gov

- For more information Community Services please go to the Community Service Coordinator's webpage or contact Lauren Abraham directly by phone at 978-264-1730, or by email: labraham@boxborough-ma.gov .

BOARD OF SELECTMEN
Meeting Agenda
~~February 9, 2015~~
[February 11, 2015 – Snow Date, If Necessary]
Boxborough Town Hall
Grange Meeting Room

1. CALL TO ORDER (TOWN ADMINISTRATOR'S OFFICE), 6:30 PM

2. EXECUTIVE SESSION

Move to convene in executive session in the Town Administrator's office to discuss strategy with respect to collective bargaining (all CBU's) and to reconvene in open session at 7:30 PM in the Grange Meeting Room to continue the regular business on the agenda **ROLL CALL VOTE:**

N.B. Chair shall state: "To conduct such session in an open meeting may have a detrimental effect on the bargaining position of the Board."

RE-CONVENE IN GRANGE MEETING ROOM, 7:30 PM

3. ANNOUNCEMENTS

4. APPOINTMENTS

[*Times are estimated; if you are interested in a particular matter, please plan to arrive 15 minutes earlier*]

a) Patrick McIntyre, Town Treasurer, 7:30 PM
   i. Issuance of Bonds
   [N.B. Town Clerk's presence will be required when signing]
   Move to approve the awarding of Two Million Twenty Thousand Dollars ($2,020,000) general obligation municipal purpose loan of 2015 bonds at a coupon rate of 3 % to Morgan Stanley & Co, LLC – New York, said bonds will be dated February 13, 2015 and will mature in February 2030 **VOTE:**
   ii. Recommendations on OPEB
   Further to the recommendation of the Town Treasurer, move to support an article on the Annual Town Meeting warrant to transfer $100,000 to the OPEB Trust Fund **VOTE:**
   iii. Recommendations on disposition of foreclosed properties and update on tax title properties
   iv. Information regarding FY 2016 health insurance premiums

b) Public forum to seek input on proposed Grange Meeting Room improvements and use of the stage, 8:00 PM

c) William (Bill) Caulder, JPI/TDI (formerly with the Gutierrez Company), to provide an update on Jefferson at Beaver Brook, 244-unit Ch40B housing development. 8:20 PM

   Move to submit a letter of support to the Executive Office of Energy and Environmental Affairs with respect to the developer's MEPA filing for Jefferson at Beaver Brook **VOTE:**

d) Ed Bouquillon, Superintendent, Minuteman Regional School District, to provide update on proposed amended regional agreement, budget and building project 8:45 PM

e) Mitzi Garcia-Weil, Recreation Commission, to discuss proposed warrant article for T.J. O'Grady Skate Park, 9:15 PM

f) Warren Ryder, Police Chief, to discuss shift coverage, 9:30 PM

g) Selina Shaw, Town Administrator to review proposed FY 16 Town Government budgets, 9:45 PM

h) Citizens' concerns

5. MINUTES

a) Executive session, February 4, 2015 **ACCEPT & POF**

6. SELECTMEN REPORTS

7. OLD BUSINESS

a) FY 16 Budget

b) Annual/Special Town Meeting

i. Request from Minuteman Regional School Committee to place an article on the Annual Town Meeting warrant regarding amendments to the Regional School Agreement

Further to the request of the Minuteman Regional School Committee, move to place an article on the (Annual) Town Meeting warrant regarding amendments to the existing "Agreement with Respect to the Establishment of a Technical and Vocational Regional School District" **VOTE:**

8. NEW BUSINESS

a) Hammond Scholarship
Further to the recommendation of the Town Administrator, move, with regrets, not to award the Hammond Scholarship in 2015 due to the declining return on investments, which has been the source of funding for the Scholarship **VOTE:**

b) Chapter 90 Project Request – Flagg Hill Road, Pine Hill Road, Stonehedge Place (and possibly equipment)

Move that the Board of Selectmen votes to authorize the Public Works Director to submit to Mass Department of Transportation a project request form for the reclamation and repaving of Flagg Hill Road, Pine Hill Road, Stonehedge Place as well as an environmental punch list for the project; further that the Board certifies under penalty of perjury the following: that the project is on a public way, and any necessary takings have been made; that all materials will comply with approved established specifications; that all weights and quantities will be accurate; that equipment rental rates are those established by MassDOT Highway or the advertised low bid; that all documentation will be checked for accuracy, and will be endorsed in accordance with municipal procedures for accountability **VOTE:**

c) Hanging banners across Massachusetts Avenue **VOTE:**

9. CORRESPONDENCE **ACCEPT & POF**

a) Internal Communications
b) Minutes, Notices & Updates
c) General Communications

10. PRESS TIME

11. CONCERNS OF THE BOARD

12. ADJOURN

Upcoming Calendar | Overview | Result | Excel

Morgan Stanley & Co, LLC - New York , NY's Bid

PARITY

Boxborough (Town)
$2,020,000 General Obligation Municipal Purpose Loan of 2015 Bonds

For the aggregate principal amount of $2,020,000.00, we will pay you $2,148,129.80, plus accrued interest from the date of issue to the date of delivery. The Bonds are to bear interest at the following rate(s):

Maturity Date	Amount $	Coupon %
02/01/2016	255M	3.0000
02/01/2017	230M	3.0000
02/01/2018	215M	3.0000
02/01/2019	210M	3.0000
02/01/2020	190M	3.0000
02/01/2021	180M	3.0000
02/01/2022	180M	3.0000
02/01/2023	150M	3.0000
02/01/2024	145M	3.0000
02/01/2025	115M	3.0000
02/01/2026	35M	2.0000
02/01/2027	35M	2.0000
02/01/2028	35M	2.0000
02/01/2029	35M	2.1250
02/01/2030	10M	2.2500

Total Interest Cost:	$311,365.21
Premium:	$128,129.80
Net Interest Cost:	$183,235.41
TIC:	1.599627
Time Last Bid Received On:	02/05/2015 10:50:45 EST

This proposal is made subject to all of the terms and conditions of the Official Bid Form, the Official Notice of Sale, and the Preliminary Official Statement, all of which are made a part hereof.

Bidder: Morgan Stanley & Co, LLC, New York , NY
Contact: Christopher Root
Title: Associate
Telephone: 212-761-1436
Fax: 212-507-0846

Issuer Name: Town of Boxborough Company Name: _____

4a IV

FY16 - Health Insurance Cost Breakdown

Carrier Name	Plan Coverage	Premium (100%)	Town 75%	Employee 25%	Bi-Weekly Deduction	Bi-Weekly Increase	Plan Increase
Tufts	Ind	$ 637.00	$ 477.75	$ 159.25	$ 79.63	$ 7.05	9.7%
Tufts	Fam	$ 1,730.00	$ 1,297.50	$ 432.50	$ 216.25	$ 19.12	9.7%
Harvard Pilgrim	Ind	$ 649.00	$ 486.75	$ 162.25	$ 81.13	$ 7.18	9.7%
Harvard Pilgrim	Fam	$ 1,705.00	$ 1,278.75	$ 426.25	$ 213.13	$ 18.40	9.7%
Fallon Direct	Ind	$ 503.00	$ 377.25	$ 125.75	$ 62.88	$ 1.23	2.0%
Fallon Direct	Fam	$ 1,345.00	$ 1,008.75	$ 336.25	$ 168.13	$ 3.30	2.0%
Fallon Select	Ind	$ 533.00	$ 399.75	$ 133.25	$ 66.63	$ 1.31	2.0%
Fallon Select	Fam	$ 1,424.00	$ 1,068.00	$ 356.00	$ 178.00	$ 3.49	2.0%

Plan Design - All Plans

Plan Design Features	Costs / Charges
Plan Year Deductible	$250 I / $750 F
PCP Office Visit	$20
Preventative Services	$0
Specialist Office Visit	$35
Mental Health Office Visit	$20
Emergency Room	$100 copay, then deductible
Inpatient Admission	$500 copay, then deductible
Outpatient Surgery	$150 copay, then deductible
Radiology (MRI, CT & PET)	$100 copay, then deductible
Rx. - Retail	$10/$25/$50
Rx. - Mail Order	$20/$50/$110
Out of Pocket Maximum	Ind - $2000 Medical / ***$3000 Rx*** - $ 5,000 total Fem $4000 Medical / ***$6000 Rx*** - $10,000 total

Town of Boxborough
Tax Title Listing
As of February 9th, 2015

Owner, M/P/L	Property Address	Land Court Case #	Beg Balance Taxes	Interest	Certificate of Redemption	Legal Fees	Land Court Fees	Total Balance	Comments
Biotti, Joseph Jr. & Frank 07/5/241/14.0	26 Emanuel Drive	14 TL 148260	$26,544.37	$11,717.29	$ 78.46	$ 700.00	$ 665.00	$39,705.12	Vacant 0.92 acre parcel with 160 feet of frontage but **currently** unbuildable
Biotti, Joseph & Francis 11/5/241/45.0	13 Joseph Road	14 TL 148261	$1,838.40	$845.80	$ 78.46	$ 700.00	$ 665.00	$4,127.66	Vacant 1.56 acre parcel located at the intersection of Joseph Rd & Liberty Sq. Has conforming frontage on both roadways. Contains wetlands and situated in the Wetland & Watershed district.
Biotti, Joseph & Francis 11/5/241/37.0	48 Loreto Drive	14 TL 148260	$4,705.24	$1,473.83	$ 78.46	$ 700.00	$ 665.00	$7,622.53	Vacant 5.87 acre parcel that is mostly wooded with significant wetlands thus unbuildable.
Biotti, Joseph & Francis 11/5/241/37.2	52 Loreto Drive	14 TL 148260	$21,409.47	$6,521.29	$ 78.46	$ 700.00	$ 665.00	$29,374.22	Vacant 3.03 acre parcel containing wetlands and located in the Wetland & Watershed Overlay District. Unbuildable
Biotti, Joseph & Francis 11/5/241/37.3	37 Loreto Drive	14 TL 148260	$21,552.92	$6,565.56	$ 78.46	$ 700.00	$ 665.00	$29,561.94	Vacant 3.21 acre parcel containing wetlands and located in the Wetland & Watershed Overlay District. Unbuildable
Biotti, Joseph & Francis 11/5/241/37.A	20 Loreto Drive	14 TL 148260	$1,234.61	$394.66	$ 78.46	$ 700.00	$ 665.00	$3,072.73	Vacant 1.4 acre parcel containing wetlands and located in the Wetland & Watershed Overlay District. Unbuildable
Biotti, Joseph & Francis 11/5/241/37.C	23 Loreto Drive	14 TL 148260	$4,057.88	$1,272.54	$ 78.46	$ 700.00	$ 665.00	$6,773.88	Vacant 5.04 acre parcel containing wetlands and located in the Wetland & Watershed Overlay District. Unbuildable
Bank of America 02/1/162 119.0	95 Swanson Rd. Unit # 119	14 TL 148264	$4,009.89	$831.15	$ 75.00	$ 700.00	$ 665.00	$6,281.04	Condo unit in a large multi-unit structure.
Harold P Hilberg 01/3/168 0.0	Hill Road	14 TL 148263	$3,609.71	$801.05	$ 75.00	$ 700.00	$ 665.00	$5,850.76	Vacant 6.24 acre parcel abutting Rt 495 with no roadway frontage. Unbuildable.
Russell D Graves 01/1/135 26.A	276 Codman Hill Road Unit # 26A	File Pending	$2,631.45	$335.65	$ 75.00			$3,042.10	Condo unit in a large multi-unit structure.
Total Tax Liens			***$ 91,593.94***	***$ 30,758.82***	***$ 774.22***	***$ 6,300.00***	***$ 5,985.00***	***$135,411.98***	

10	171	000	1 of 1	**Boxborough**
MAP	LOT	BLOCK	CARD	

	Total Card /	Total Parcel
APPRAISED:	241,800/	241,800
USE VALUE:	241,800/	241,800
ASSESSED:	0/	0

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		EMANUEL DRIVE, BOXBOROUGH

OWNERSHIP

Unit #:

Owner 1:	BIOTTI JOSEPH JR
Owner 2:	BIOTTI FRANK
Owner 3:	
Street 1:	99 MANDALAY RD
Street 2:	
Twn/City:	NEWTON
St/Prov:	MA
Cntry:	
Own Occ:	
Postal:	02459
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry:	
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as POTENTL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
131	0.920			241,800	241,800
Total Card	0.920			241,800	241,800
Total Parcel	0.920			241,800	241,800

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description: LOT 14A

User Acct:

GIS Ref:

GIS Ref:

Insp Date:

Entered Lot Size | Total Land: 0.92 | Land Unit Type: AC

PREVIOUS ASSESSMENT

Parcel ID: 10-171-000

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	131	FV		0	.92	241,800	241,800	241,800	Year End Roll	12/12/2014
2014	131	FV		0	.92	239,400	239,400	239,400	Year End Roll	1/22/2014
2013	131	FV		0	.92	228,000	228,000	228,000		10/22/2012
2012	131	FV		0	.92	245,300	245,300	245,300	Year End	11/30/2011
2011	131	FV		0	.92	265,900	265,900	265,900		9/14/2010
2010	131	FV		0	.92	265,900	265,900	265,900	2010 Commitment	12/7/2009
2009	131	FV		0	.92	302,100	302,100	302,100		10/20/2008
2008	131	FV		0	.92	302,100	302,100	302,100	xc	12/7/2007

!1333!

PRINT

Date	Time
01/23/15	12:09:00

LAST REV

Date	Time
02/20/14	15:42:52
apro	
1333	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15075/388		6/23/1983	OTHER		No	No		

USER DEFINED

Prior Id # 1:	07-5-241
Prior Id # 2:	14
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: __/__/__

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewer	A	SEPTIC
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	PT	PAVED TW
f				Gas:	2	LIGHT

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
131	POTENTL		40075		SQUARE FE	SITE		0	4.24	1.42	S3									241,842						241,800	

Total AC/HA:	0.92000	Total SF/SM:	40075	Parcel LUC:	131	POTENTL	Prime NB Desc	S3	Total:	241,842	Spl Credit		Total:	241,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

ADDRESS CHANGE FORM 7/26/07.

SKETCH

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units									
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:			HB				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

INTERIOR INFORMATION

Avg Ht/FL:	
Prim Int Wal	
Sec Int Wall:	%
Partition:	
Prim Floors:	
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	% AC:
Solar HW:	Central Vac:
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	0.0	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	
Juris. Factor:				Before Depr:	
Special Features:	0			Val/Su Net:	
Final Total:	0			Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:	
Size Ad		Gross Area	FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID: 10-171-000

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB	Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

10	158	000	1 of 1	Boxborough
MAP	LOT	BLOCK	CARD	

	Total Card /	Total Parcel
APPRAISED:	14,200/	14,200
USE VALUE:	14,200/	14,200
ASSESSED:	0/	0

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13		JOSEPH ROAD, BOXBOROUGH

OWNERSHIP

Unit #:

Owner 1:	BIOTTI JOSEPH
Owner 2:	BIOTTI FRANCIS
Owner 3:	
Street 1:	99 MANDALAY RD
Street 2:	
Twn/City:	NEWTON
St/Prov:	MA
Cntry:	
Own Occ:	
Postal:	02459
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry:	
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.56 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	1.560			14,200	14,200
Total Card	1.560			14,200	14,200
Total Parcel	1.560			14,200	14,200

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description: LOT 45

Entered Lot Size	
Total Land:	1.56
Land Unit Type:	AC

User Acct | GIS Ref | GIS Ref | Insp Date

Parcel ID: 10-158-000

!1918!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	132	FV		0	1.56	14,200	14,200	14,200	Year End Roll	12/12/2014
2014	132	FV		0	1.56	14,000	14,000	14,000	Year End Roll	1/22/2014
2013	132	FV		0	1.56	14,000	14,000	14,000		10/22/2012
2012	132	FV		0	1.56	16,400	16,400	16,400	Year End	11/30/2011
2011	132	FV		0	1.56	17,200	17,200	17,200		9/14/2010
2010	132	FV		0	1.56	17,200	17,200	17,200	2010 Commitment	12/7/2009
2009	132	FV		0	1.56	19,500	19,500	19,500		10/20/2008
2008	132	FV		0	1.56	19,500	19,500	19,500	xc	12/7/2007

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15075/388		6/23/1983	OTHER		No	No		

PRINT

Date	Time
01/23/15	12:11:52

LAST REV

Date	Time
02/24/14	12:22:58

apro

1918

USER DEFINED

Prior Id # 1:	11-5-241
Prior Id # 2:	45
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/1/1997			

Sign: [illegible] __/__/__

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewer	A	SEPTIC
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	PT	PAVED TW
t				Gas:	2	LIGHT

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	UNDEV		1.56		ACRES	EXCESS		0	9,090.	1.00	S3									14,180						14,200	

Total AC/HA:	1.56000	Total SF/SM:	67954	Parcel LUC:	132	UNDEV	Prime NB Desc	S3	Total:	14,180	Spl Credit		Total:	14,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:		%	
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

RECLASSIFIED AS 132 FY'2000. ADDRESS CHANGE FORM 7/26/2007.

SKETCH

RESIDENTIAL GRID

1st Res Grid	Desc:								# Units		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:			HB				

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:		%	
Partition:			
Prim Floors:			
Sec Floors:		%	
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	0.0	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:			
Size Ad		Gross Area		FinArea	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID: 10-158-000

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

10	080	000	1 of 1	Boxborough
MAP	LOT	BLOCK	CARD	

	Total Card /	Total Parcel
APPRAISED:	53,400/	53,400
USE VALUE:	53,400/	53,400
ASSESSED:	0/	0

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		LORETO DRIVE, BOXBOROUGH

OWNERSHIP

Unit #:

Owner 1:	BIOTTI JOSEPH
Owner 2:	BIOTTI FRANCIS
Owner 3:	
Street 1:	99 MANDALAY RD
Street 2:	
Twn/City:	NEWTON
St/Prov:	MA
Cntry:	
Own Occ:	
Postal:	02459
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry:	
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 5.871 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	5.871			53,400	53,400
Total Card	5.871			53,400	53,400
Total Parcel	5.871			53,400	53,400

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description: LOT 37/ FORMERLY #46 LORETO DR

Entered Lot Size | Total Land: | Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
			03/26/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 10-080-000

!1913!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	132	FV		0	5.871	53,400	53,400	53,400	Year End Roll	12/12/2014
2014	132	FV		0	5.871	52,800	52,800	52,800	Year End Roll	1/22/2014
2013	132	FV		0	5.871	52,800	52,800	52,800		10/22/2012
2012	132	FV		0	5.871	61,600	61,600	61,600	Year End	11/30/2011
2011	132	FV		0	5.871	64,600	64,600	64,600		9/14/2010
2010	132	FV		0	5.871	64,600	64,600	64,600	2010 Commitment	12/7/2009
2009	131	FV		0	21.64	866,300	866,300	866,300		10/20/2008
2008	131	FV		0	21.64	866,300	866,300	866,300	xc	12/7/2007

PRINT

Date	Time
01/23/15	12:10:23

LAST REV

Date	Time
08/25/14	11:47:21
apro	
1913	

USER DEFINED

Prior Id # 1:	11-5-241
Prior Id # 2:	37
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15075/388		6/23/1983	OTHER		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/26/2009	FIELD REVIEW	538	WILL NASER
3/26/2009	FIELD REVIEW	538	WILL NASER
4/7/2003	PERMIT INT	999	COLLEEN W
1/1/1999			

Sign: VERIFICATION OF VISIT NOT DATE __/__/__

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewer	A	SEPTIC
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	PT	PAVED TW
t				Gas:	2	LIGHT

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	UNDEV		5.87059		ACRES	EXCESS		0	9,090.	1.00	S3									53,364						53,400	LOTS: .39,.37,.33,

Total AC/HA:	5.87059	Total SF/SM:	255723	Parcel LUC:	132	UNDEV	Prime NB Desc	S3

Total:	53,364	Spl Credit		Total:	53,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

LOT RECONFIGURED FY`2000 PER PLAN - LOTS .39,.37,.33,.32 COMBINED. ADDRESS CHANGE FORM 7/26/2007. LOT REDUCED PER LORETO DR SUBDIVISION PLAN 10/2004.

SKETCH

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	BRs:	Baths:	HB

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:		%	
Partition:			
Prim Floors:			
Sec Floors:		%	
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:		0.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

Net Sketched Area:		Total:	

Size Ad		Gross Area		FinArea	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 10-080-000

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

10	081	000	1 of 1	**Boxborough**
MAP	LOT	BLOCK	CARD	

	Total Card /	Total Parcel
APPRAISED:	269,600/	269,600
USE VALUE:	269,600/	269,600
ASSESSED:	0/	0

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		LORETO DRIVE, BOXBOROUGH

OWNERSHIP

Unit #:

Owner 1:	BIOTTI JOSEPH
Owner 2:	BIOTTI FRANCIS
Owner 3:	
Street 1:	99 MANDALAY RD
Street 2:	
Twn/City:	NEWTON
St/Prov:	MA
Cntry:	
Own Occ:	
Postal:	02459
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry:	
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 3.039 ACRES of land mainly classified as POTENTL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
131	3.039			269,600	269,600
Total Card	3.039			269,600	269,600
Total Parcel	3.039			269,600	269,600

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description: LOT 2

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

GIS Ref

GIS Ref

Insp Date: 03/26/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 10-081-000

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	131	FV	0		3.039	269,600	269,600	269,600	Year End Roll	12/12/2014
2014	131	FV	0		3.039	266,900	266,900	266,900	Year End Roll	1/22/2014
2013	131	FV	0		3.039	254,900	254,900	254,900		10/22/2012
2012	131	FV	0		3.039	269,700	269,700	269,700	Year End	11/30/2011
2011	131	FV	0		3.039	291,500	291,500	291,500		9/14/2010
2010	131	FV	0		3.039	291,500	291,500	291,500	2010 Commitment	12/7/2009
2009	131	FV	0		21.64	866,300	866,300	866,300		10/20/2008

!2511!

PRINT

Date	Time
01/23/15	12:12:28

LAST REV

Date	Time
08/25/14	11:48:31
apro	
2511	

USER DEFINED

Prior Id # 1:	11-5-241
Prior Id # 2:	37.2
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT: **PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15075/388		6/23/1983	OTHER		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/26/2009	FIELD REVIEW	538	WILL NASER
4/7/2003	PERMIT INT	999	COLLEEN W
1/1/1999			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewer	A	SEPTIC
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	PT	PAVED TW
t				Gas:	2	LIGHT

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
131	POTENTL		60000		SQUARE FE	SITE		0	4.24	1.00	S3									254,520						254,500	
131	POTENTL		1.6611		ACRES	EXCESS		0	9,090.	1.00	S3									15,099						15,100	

Total AC/HA:	3.03851	Total SF/SM:	132358	Parcel LUC:	131	POTENTL	Prime NB Desc	S3

Total:	269,619	Spl Credit		Total:	269,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:		%	
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:		%	
Partition:			
Prim Floors:			
Sec Floors:		%	
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.0	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

NEW LOT FROM 11-5-241-37.0 // SUBDIVISION PLAN10/2004.

RESIDENTIAL GRID

1st Res Grid	Desc:									# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:			Baths:				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	
Juris. Factor:				Before Depr:	
Special Features:	0			Val/Su Net:	
Final Total:	0			Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:	
Size Ad		Gross Area	FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID: 10-081-000

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

10	082	000	1 of 1	Boxborough
MAP	LOT	BLOCK	CARD	

	Total Card /	Total Parcel
APPRAISED:	271,200/	271,200
USE VALUE:	271,200/	271,200
ASSESSED:	0/	0

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		LORETO DRIVE, BOXBOROUGH

OWNERSHIP

Unit #:

Owner 1:	BIOTTI JOSEPH
Owner 2:	BIOTTI FRANCIS
Owner 3:	
Street 1:	99 MANDALAY RD
Street 2:	
Twn/City:	NEWTON
St/Prov:	MA
Cntry:	
Own Occ:	
Postal:	02459
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry:	
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 3.218 ACRES of land mainly classified as POTENTL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
131	3.218			271,200	271,200
Total Card	3.218			271,200	271,200
Total Parcel	3.218			271,200	271,200

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description: LOT 3

User Acct:

GIS Ref:

GIS Ref:

Entered Lot Size
Total Land:
Land Unit Type:

Insp Date: 03/26/09

PREVIOUS ASSESSMENT

Parcel ID: 10-082-000

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	131	FV		0	3.218	271,200	271,200	271,200	Year End Roll	12/12/2014
2014	131	FV		0	3.218	268,600	268,600	268,600	Year End Roll	1/22/2014
2013	131	FV		0	3.218	256,600	256,600	256,600		10/22/2012
2012	131	FV		0	3.218	271,600	271,600	271,600	Year End	11/30/2011
2011	131	FV		0	3.218	293,500	293,500	293,500		9/14/2010
2010	131	FV		0	3.218	293,500	293,500	293,500	2010 Commitment	12/7/2009
2009	131	FV		0	21.64	866,300	866,300	866,300		10/20/2008

!2512!

PRINT

Date	Time
01/23/15	12:12:38

LAST REV

Date	Time
08/25/14	11:48:59

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2512

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15075/388		6/23/1983	OTHER		No	No		

USER DEFINED

Prior Id # 1:	11-5-241
Prior Id # 2:	37.3
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/26/2009	FIELD REVIEW	538	WILL NASER
4/7/2003	PERMIT INT	999	COLLEEN W
1/1/1999			

Sign: VERIFICATION OF VISIT NOT DATE __/__/__

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewer	A	SEPTIC
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	PT	PAVED TW
t				Gas:	2	LIGHT

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
131	POTENTL		60000		SQUARE FE	SITE		0	4.24	1.00	S3									254,520						254,500	
131	POTENTL		1.8407		ACRES	EXCESS		0	9,090.	1.00	S3									16,732						16,700	

Total AC/HA:	3.21811	Total SF/SM:	140181	Parcel LUC:	131	POTENTL	Prime NB Desc	S3	Total:	271,252	Spl Credit		Total:	271,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:		%	
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:		%	
Partition:			
Prim Floors:			
Sec Floors:		%	
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.0	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

NEW LOT FROM 11-5-241-37.0 // SUBDIVISION PLAN10/2004.

RESIDENTIAL GRID

1st Res Grid	Desc:									# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	BRs:	Baths:	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:	
Size Ad		Gross Area	FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID: 10-082-000

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB	Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

10	078	000	1 of 1	**Boxborough**
MAP	LOT	BLOCK	CARD	

	Total Card /	Total Parcel
APPRAISED:	12,800/	12,800
USE VALUE:	12,800/	12,800
ASSESSED:	0/	0

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		LORETO DRIVE, BOXBOROUGH

OWNERSHIP

Unit #:

Owner 1:	BIOTTI JOSEPH
Owner 2:	BIOTTI FRANCIS
Owner 3:	
Street 1:	99 MANDALAY RD
Street 2:	
Twn/City:	NEWTON
St/Prov:	MA
Cntry:	
Own Occ:	
Postal:	02459
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry:	
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.405 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	1.405			12,800	12,800
Total Card	1.405			12,800	12,800
Total Parcel	1.405			12,800	12,800

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description: PARCEL A

User Acct:

GIS Ref:

GIS Ref:

Insp Date: 03/26/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 10-078-000

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	132	FV		0	1.405	12,800	12,800	12,800	Year End Roll	12/12/2014
2014	132	FV		0	1.405	12,600	12,600	12,600	Year End Roll	1/22/2014
2013	132	FV		0	1.405	12,600	12,600	12,600		10/22/2012
2012	132	FV		0	1.405	14,700	14,700	14,700	Year End	11/30/2011
2011	132	FV		0	1.405	15,500	15,500	15,500		9/14/2010
2010	132	FV		0	1.405	15,500	15,500	15,500	2010 Commitment	12/7/2009
2009	131	FV		0	21.64	866,300	866,300	866,300		10/20/2008

!2508!

PRINT

Date	Time
01/23/15	12:12:05

LAST REV

Date	Time
08/25/14	11:49:32
apro	
2508	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15075/388		6/23/1983	OTHER		No	No		

USER DEFINED

Prior Id # 1:	11-5-241
Prior Id # 2:	37.A
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/26/2009	FIELD REVIEW	538	WILL NASER
4/7/2003	PERMIT INT	999	COLLEEN W
1/1/1999			

Sign: _____ __/__/__

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewer	A	SEPTIC
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	PT	PAVED TW
t				Gas:	2	LIGHT

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	UNDEV		1.40473		ACRES	EXCESS		0	9,090.	1.00	S3									12,769						12,800	

Total AC/HA:	1.40473	Total SF/SM:	61190	Parcel LUC:	132	UNDEV	Prime NB Desc	S3	Total:	12,769	Spl Credit		Total:	12,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:		%	
Partition:			
Prim Floors:			
Sec Floors:		%	
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	0.0	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

NEW LOT FROM 11-5-241-37.0 // SUBDIVISION PLAN10/2004.

RESIDENTIAL GRID

1st Res Grid	Desc:									# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:			HB				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:	
Size Ad		Gross Area	FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 10-078-000

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

10	083	000	1 of 1	**Boxborough**
MAP	LOT	BLOCK	CARD	

	Total Card /	Total Parcel
APPRAISED:	45,800/	45,800
USE VALUE:	45,800/	45,800
ASSESSED:	0/	0

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		LORETO DRIVE, BOXBOROUGH

OWNERSHIP

Unit #:

Owner 1:	BIOTTI JOSEPH
Owner 2:	BIOTTI FRANCIS
Owner 3:	
Street 1:	99 MANDALAY RD
Street 2:	
Twn/City:	NEWTON
St/Prov:	MA
Cntry:	
Own Occ:	
Postal:	02459
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry:	
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 5.035 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	5.035			45,800	45,800
Total Card	5.035			45,800	45,800
Total Parcel	5.035			45,800	45,800

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description: PARCEL C

User Acct:

GIS Ref:

GIS Ref:

Insp Date: 03/26/09

Entered Lot Size | Total Land: | Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 10-083-000

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	132	FV		0	5.035	45,800	45,800	45,800	Year End Roll	12/12/2014
2014	132	FV		0	5.035	45,300	45,300	45,300	Year End Roll	1/22/2014
2013	132	FV		0	5.035	45,300	45,300	45,300		10/22/2012
2012	132	FV		0	5.035	52,900	52,900	52,900	Year End	11/30/2011
2011	132	FV		0	5.035	55,400	55,400	55,400		9/14/2010
2010	132	FV		0	5.035	55,400	55,400	55,400	2010 Commitment	12/7/2009
2009	131	FV		0	21.64	866,300	866,300	866,300		10/20/2008

!2509!

PRINT

Date	Time
01/23/15	12:12:17

LAST REV

Date	Time
08/25/14	11:49:59
apro	
2509	

SALES INFORMATION

TAX DISTRICT: **PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15075/388		6/23/1983	OTHER		No	No		

USER DEFINED

Prior Id # 1:	11-5-241
Prior Id # 2:	37.C
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/26/2009	FIELD REVIEW	538	WILL NASER
4/7/2003	PERMIT INT	999	COLLEEN W
1/1/1999			

Sign: VERIFICATION SIGNATURE __/__/__

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewer	A	SEPTIC
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	PT	PAVED TW
t				Gas:	2	LIGHT

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	UNDEV		5.0351		ACRES	EXCESS		0	9,090.	1.00	S3									45,769						45,800	

Total AC/HA:	5.03510	Total SF/SM:	219329	Parcel LUC:	132	UNDEV	Prime NB Desc	S3	Total:	45,769	Spl Credit		Total:	45,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - Boxborough apro 2016

EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

NEW LOT FROM 11-5-241-37.0 // SUBDIVISION PLAN10/2004.

SKETCH

RESIDENTIAL GRID

1st Res Grid	Desc:								# Units		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:					HB		

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:		%	
Partition:			
Prim Floors:			
Sec Floors:		%	
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	0.0	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	
Juris. Factor:				Before Depr:	
Special Features:	0			Val/Su Net:	
Final Total:	0			Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

Net Sketched Area:			Total:		
Size Ad		Gross Area		FinArea	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

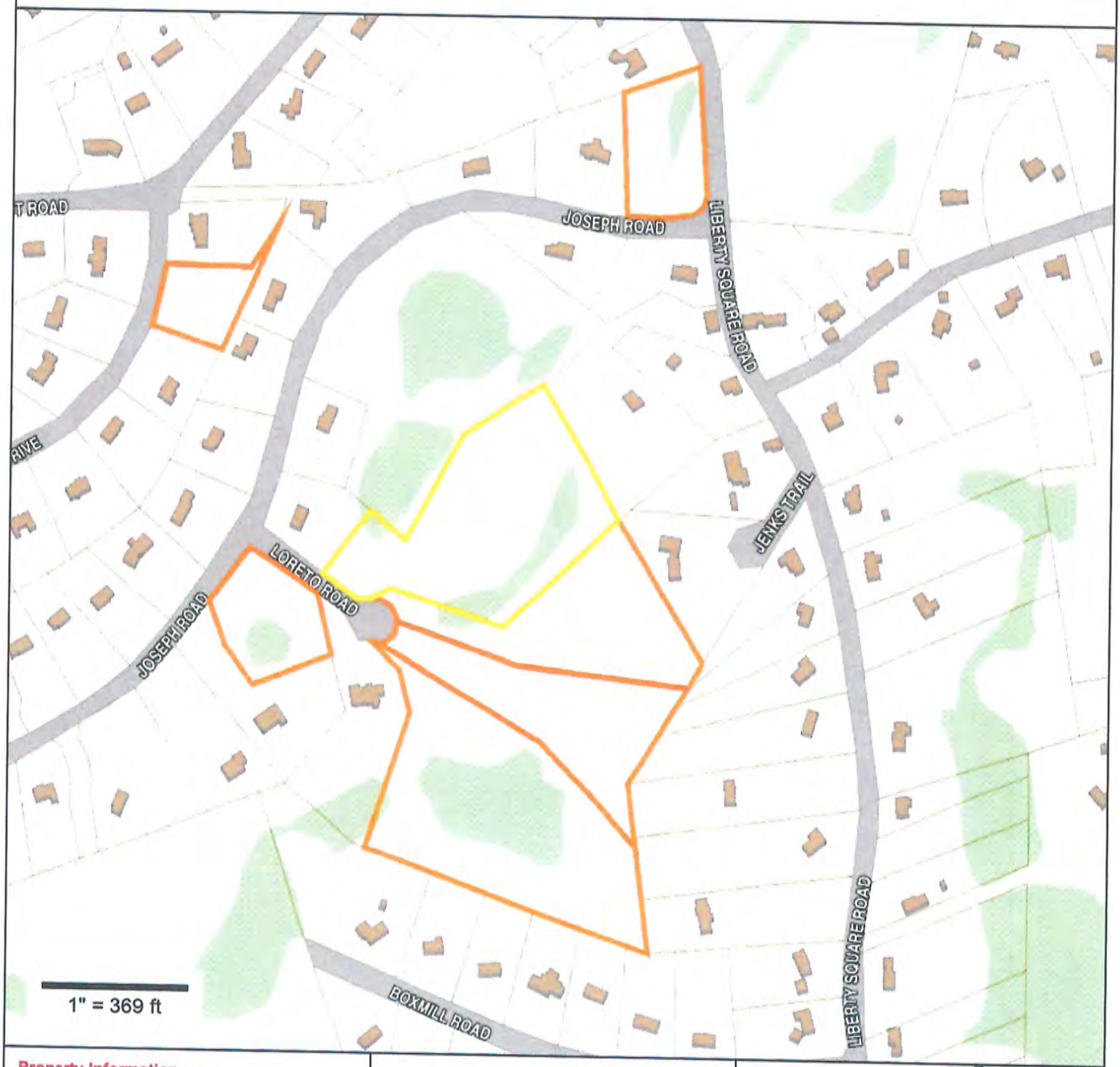
PARCEL ID 10-083-000

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB	Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

Town of Boxborough

January 23, 2015



Property Information

Property ID	11-5-241-37.C
Location	0 LORETO DR
Owner	BIOTTI JOSEPH &

BOXBOROUGH, MASS.

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2013

07 MAP | 008 LOT | 119 BLOCK | 1 of 1 CARD | CONDO

Boxborough

	Total Card /	Total Parcel
APPRAISED:	79,000/	79,000
USE VALUE:	79,000/	79,000
ASSESSED:	0/	0

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		SWANSON ROAD, BOXBOROUGH

OWNERSHIP

Unit #: 119

Owner 1:	BANK OF AMERICA, N.A.
Owner 2:	
Owner 3:	
Street 1:	2161 PIEDMONT PARKWAY
Street 2:	BOA TRIAD CENTER
Twn/City:	GREENSBORO
St/Prov:	NC Cntry: Own Occ:
Postal:	27410 Type:

PREVIOUS OWNER

Owner 1:	BURTON - DANIEL J
Owner 2:	-
Street 1:	P.O. BOX 60192
Twn/City:	FLORENCE
St/Prov:	MA Cntry:
Postal:	01062

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as CONDO with a CONDO-GRDN Building built about 1972, having primarily BRICK VENR Exterior and 747 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	79,000			79,000
Total Card	0.000	79,000			79,000
Total Parcel	0.000	79,000			79,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 105.76 | /Parcel: 105.76

Legal Description

Entered Lot Size | Total Land: 0 | Land Unit Type: AC

User Acct | GIS Ref | GIS Ref | Insp Date

Parcel ID 07-008-119

!569!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	102	FV	79,000	0			79,000	79,000	Year End Roll	12/12/2014
2014	102	FV	80,600	0			80,600	80,600	Year End Roll	1/22/2014
2013	102	FV	81,800	0			81,800	81,800		10/22/2012
2012	102	FV	85,300	0			85,300	85,300	Year End	11/30/2011
2011	102	FV	88,700	0			88,700	88,700		9/14/2010
2010	102	FV	103,800	0			103,800	103,800	2010 Commitment	12/7/2009
2009	102	FV	122,900	0			122,900	122,900		10/20/2008
2008	102	FV	125,300	0			125,300	125,300	xc	12/7/2007

PRINT

Date	Time
01/23/15	12:13:26

LAST REV

Date	Time
07/02/09	10:50:07

apro

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 569

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURTON,DANIEL J	50774-189		11/12/2007	FORCLOSURE	97,835	No	No		FORECLOSURE
GUAPPONE	31861/247		9/27/2000		97,000	No	No		

USER DEFINED

Prior Id # 1:	02-1-162
Prior Id # 2:	119
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/31/2002		999	COLLEEN W
1/1/1998			

Sign: VISITED CHECK IF VISITED NOT DATE __/__/__

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water	9	ART WL
o				Sewer	A	SEPTIC
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	PT	PAVED TW
t				Gas:	2	LIGHT

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	CONDO		0		SQUARE FE	SITE		0	0.	0.00	HR																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | CONDO | Prime NB Desc: HR

Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - Boxborough apro 2016

EXTERIOR INFORMATION

Type:	7 - CONDO-GRDN		
Sty Ht:	3 - 3		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	8 - BRICK VENR		
Sec Wall:	6 - STUCCO	40	%
Roof Struct:	2 - HIP		
Roof Cover:	1 - ASPHALT SH		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1972	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	4 - CARPET		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	3 - ELECTRIC		
Heat Type:	6 - ELECTRC BB		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	I - INTERIOR
Total Units:	176
Floor:	L - LOWER LEVL
% Own:	
Name:	HR - HARVARD RIDG

DEPRECIATION

Phys Cond:	AV - Average	29.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		29.4	%

CALC SUMMARY

Basic $ / SQ:	84.50
Size Adj.:	1.60481930
Const Adj.:	0.93186355
Adj $ / SQ:	126.367
Other Features:	17500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	111896
Depreciation:	32898
Depreciated Total:	78999

COMMENTS

HARVARD RIDGE - LEVERETT HOUSE
changed from Ext to Int FY04 .

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 4			BRs: 2			Baths: 1			HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

SKETCH

UnSketched SubAreas:
FFL: 747,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	
Juris. Factor:			Before Depr:		
Special Features:	0		Val/Su Net:	105.76	
Final Total:	79000		Val/Su SzAd	105.76	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	747	126.370	94,396

Net Sketched Area:	747	Total:	94,396
Size Ad	747	Gross Area	747
FinArea	747		

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 07-008-119

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB	Fa	Appr Value	JCod	JFact	Juris. Value

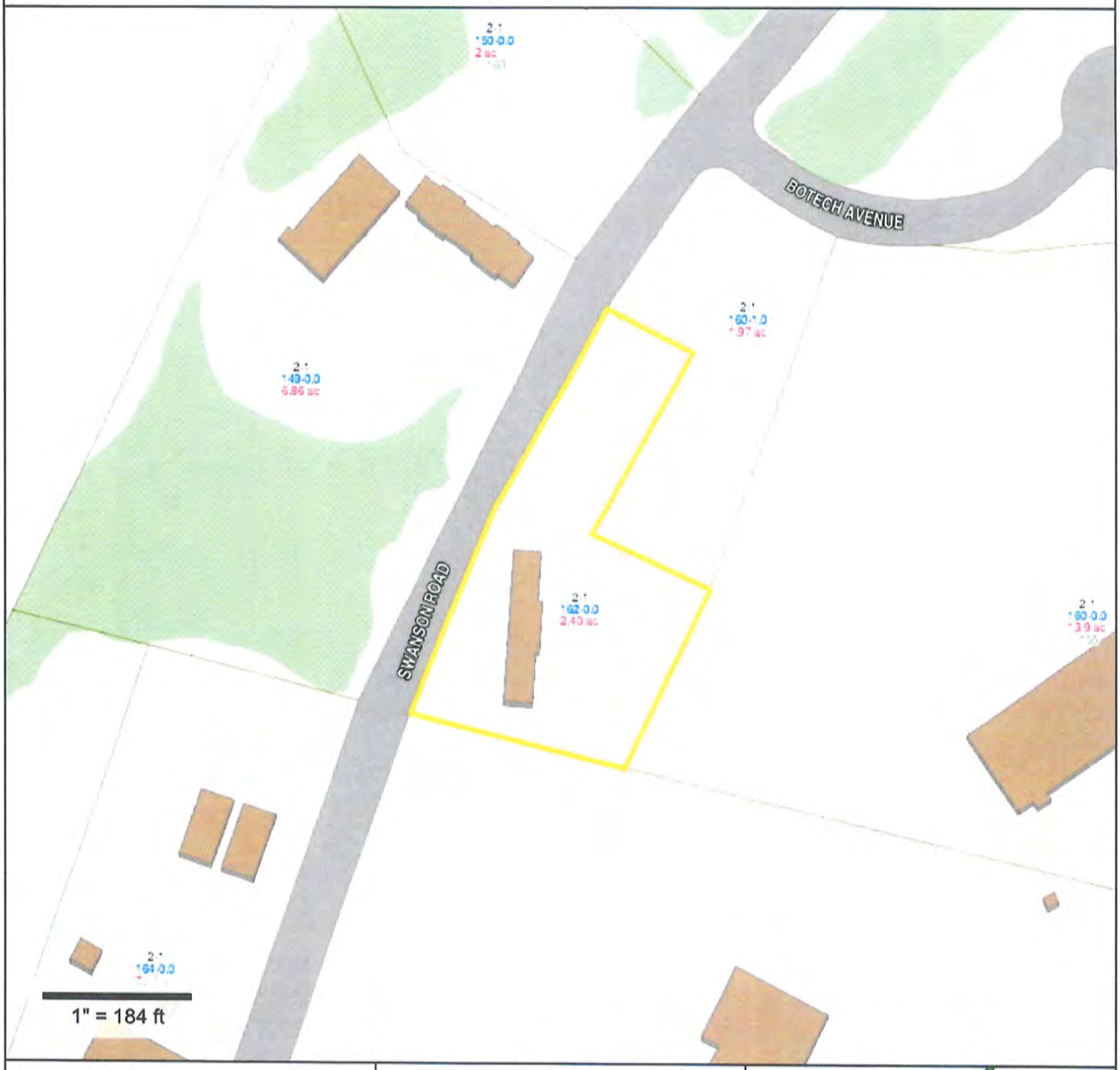
More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc

Town of Boxborough

January 23, 2015



Property Information

Property ID	02-1-162-119.0
Location	95 SWANSON RD
Owner	BANK OF AMERICA, N.A.

BOXBOROUGH, MASS.

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2013

04	012	000	1 of 1	Boxborough
MAP	LOT	BLOCK	CARD	

	Total Card /	Total Parcel
APPRAISED:	62,400/	62,400
USE VALUE:	62,400/	62,400
ASSESSED:	0/	0

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1096	REAR	HILL ROAD, BOXBOROUGH

OWNERSHIP

Unit #:

Owner 1:	HILBERG HAROLD P
Owner 2:	
Owner 3:	
Street 1:	1098 HILL RD
Street 2:	
Twn/City:	BOXBOROUGH
St/Prov:	MA
Cntry:	
Own Occ:	
Postal:	01719
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry:	
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 6.24 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
392	6.240			62,400	62,400
Total Card	6.240			62,400	62,400
Total Parcel	6.240			62,400	62,400

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	

Entered Lot Size	
Total Land:	6.24
Land Unit Type:	AC

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 04-012-000

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	392	FV		0	6.24	62,400	62,400	62,400	Year End Roll	12/12/2014
2014	392	FV		0	6.24	62,400	62,400	62,400	Year End Roll	1/22/2014
2013	392	FV		0	6.24	62,400	62,400	62,400		10/22/2012
2012	392	FV		0	6.24	56,200	56,200	56,200	Year End	11/30/2011
2011	392	FV		0	6.24	61,800	61,800	61,800		9/14/2010
2010	392	FV		0	6.24	65,200	65,200	65,200	2010 Commitment	12/7/2009
2009	392	FV		0	6.24	68,600	68,600	68,600		10/20/2008
2008	392	FV		0	6.24	41,200	41,200	41,200	xc	12/7/2007

!762!

PRINT

Date	Time
01/23/15	12:15:03

LAST REV

Date	Time
10/15/14	15:04:19
apro	
762	

USER DEFINED

Prior Id # 1:	04-3-168
Prior Id # 2:	0
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEYES	22640/583		11/20/1992	PART INTERES	14,000	Yes	No		
	5896/484		12/28/1934	OTHER		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATE __/__/__

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	C	C	100	water	9	ART WL
o				Sewer	A	SEPTIC
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	PT	PAVED TW
t				Gas:	2	LIGHT

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
392	UNDEV		6.24		ACRES	EXCESS		0	20,000.	0.50	C1			LANDLO	-50					62,400						62,400	EXCESS LAND TO RES

Total AC/HA:	6.24000	Total SF/SM:	271814	Parcel LUC:	392	UNDEV	Prime NB Desc	C1	Total:	62,400	Spl Credit		Total:	62,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - Boxborough apro 2016

EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

LAND AREA CHANGE IN FY07, WAS 6.9 AC, CHANGED TO 6.24 AC PER MAP.

SKETCH

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	BRs:	Baths:	HB

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:		%	
Partition:			
Prim Floors:			
Sec Floors:		%	
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	0.0	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:	
Size Ad		Gross Area	FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

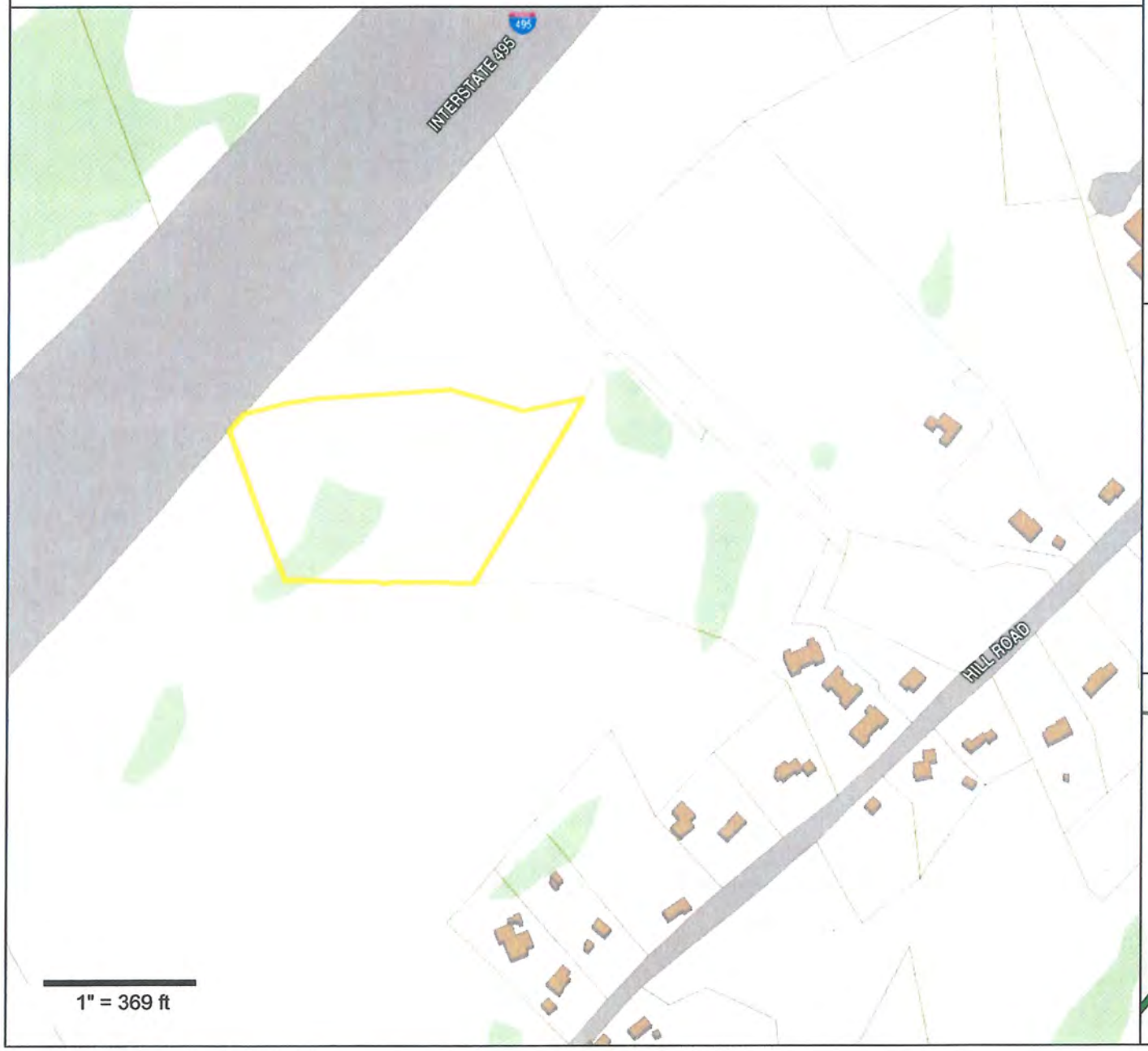
PARCEL ID: 04-012-000

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

Town of Boxborough

January 23, 2015



Property Information

Property ID	04-3-168-0.0
Location	0 HILL RD
Owner	HILBERG HAROLD P

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2013

12	010	112	1 of 1	CONDO	Boxborough
MAP	LOT	BLOCK	CARD		

	Total Card /	Total Parcel
APPRAISED:	79,400/	79,400
USE VALUE:	79,400/	79,400
ASSESSED:	0/	0

PROPERTY LOCATION

No	Alt No	Direction/Street/City
276		CODMAN HILL ROAD, BOXBOROUGH

OWNERSHIP

Unit #: 26A

Owner 1:	GRAVES D. RUSSELL
Owner 2:	
Owner 3:	
Street 1:	P.O. BOX 722
Street 2:	
Twn/City:	DRACUT
St/Prov:	MA
Cntry:	
Own Occ:	
Postal:	01826
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as CONDO with a CONDO-GRDN Building built about 1975, having primarily BRICK VENR Exterior and 803 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	79,400			79,400
Total Card	0.000	79,400			79,400
Total Parcel	0.000	79,400			79,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 98.88 | /Parcel: 98.88

Legal Description

Entered Lot Size	
Total Land:	0
Land Unit Type:	AC

User Acct

GIS Ref

GIS Ref

Insp Date

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 12-010-112

!63!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	102	FV	79,400	0			79,400	79,400	Year End Roll	12/12/2014
2014	102	FV	89,400	0			89,400	89,400	Year End Roll	1/22/2014
2013	102	FV	90,700	0			90,700	90,700		10/22/2012
2012	102	FV	91,000	0			91,000	91,000	Year End	11/30/2011
2011	102	FV	98,000	0			98,000	98,000		9/14/2010
2010	102	FV	100,600	0			100,600	100,600	2010 Commitment	12/7/2009
2009	102	FV	122,600	0			122,600	122,600		10/20/2008
2008	102	FV	124,500	0			124,500	124,500	xc	12/7/2007

PRINT

Date	Time
01/23/15	12:15:32

LAST REV

Date	Time
11/07/13	14:27:27
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 63

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLINTON SAVINGS	21908/360		4/2/1992	FORCLOSURE	34,000	No	No		
WHITE	20143/242		10/18/1989	FORCLOSURE	65,000	No	No		

USER DEFINED

Prior Id # 1:	01-1-135
Prior Id # 2:	26.A
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: _____ __/__/__

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water	9	ART WL
o				Sewer	A	SEPTIC
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	PT	PAVED TW
l				Gas:	2	LIGHT

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	CONDO		0		SQUARE FE	SITE		0	0.	0.00	CD																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | CONDO | Prime NB Desc: CD | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - Boxborough apro 2016

EXTERIOR INFORMATION

Type:	7 - CONDO-GRDN		
Sty Ht:	3 - 3		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	8 - BRICK VENR		
Sec Wall:			%
Roof Struct:	2 - HIP		
Roof Cover:	1 - ASPHALT SH		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1975	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	4 - CARPET		
Sec Floors:			%
Bsmnt Flr:	12 - CONCRETE		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	3 - ELECTRIC		
Heat Type:	6 - ELECTRC BB		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	E - END UNIT
Total Units:	108
Floor:	2 - 2ND FLOOR
% Own:	
Name:	CD - CODMAN HILL

DEPRECIATION

Phys Cond:	AV - Average	27.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	27.3	%

CALC SUMMARY

Basic $ / SQ:	84.50
Size Adj.:	1.52079701
Const Adj.:	0.88920265
Adj $ / SQ:	114.269
Other Features:	17500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	109258
Depreciation:	29827
Depreciated Total:	79431

COMMENTS

CODMAN HILL .

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH

UnSketched SubAreas:
FFL: 803,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	
Special Features:	0	Val/Su Net:	98.88
Final Total:	79400	Val/Su SzAd	98.88

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	803	114.270	91,758

Net Sketched Area:	803	Total:	91,758

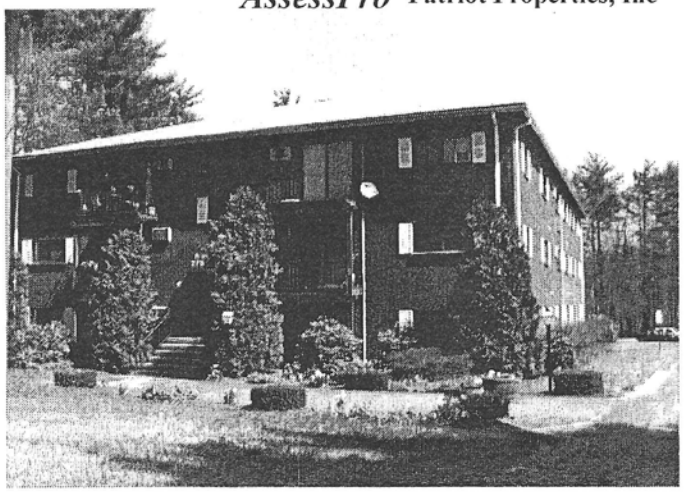
Size Ad	803	Gross Area	803	FinArea	803

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 12-010-112

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB	Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

Town of Boxborough

January 23, 2015

Property Information

Property ID	01-1-135-26.A
Location	276 CODMAN HILL RD
Owner	GRAVES RUSSELL D.

BOXBOROUGH, MASS.

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2013

4aiii (2of2)

Town of Boxborough
Foreclosed Accounts
As of February 9th, 2015

Owner, *[Former Owner]* M/P/L	Property Address	Tax Balance	Legal Court	"Cost" To Acquire	Assessed Value	Comments
Town of Boxborough ***[Hemphill Drilling & Blasting]*** 01/1/103/0.0 2/12/2013	381 Codman Hill Road	$ 24,690.52	$ 2,386.63	$ 27,077.15	$ 232,200.00	Vacant 3.34 acre parcel with approx. 240 feet of frontage and located within he Industrial-Commerical zoning district.
Town of Boxborough ***[OHC Development LLC]*** 11/6/006/0.0 2/12/2013	49 Massachusetts Ave	$ 26,070.79	$ 2,153.96	$ 28,224.75	$ 37,900.00	Vacant 4.09 acre parcel containing substanial frontage on both Mass Ave & Applewood Drive. Located in the Agricultural - Residential zoning district. Significant wetlands exist.
Town of Boxborough ***[Picnic St. Trust]*** 07/3/127 07/3/128 07/5/232 7/17/1997	420 Middle Road 414 Middle Road 405 Middle Road	$ 90,922.45	$ 3,455.50	$ 94,377.95	$ 1,026,100.00	Abuts Steel Farm & the Community Gardens Abuts Steel Farm & the Community Gardens Abuts Steel Farm & the Community Gardens
Town of Boxborough ***[R. Adams]*** 3/3/160 9/18/2003	71A Whitcomb Road	$ 306.06	$ 1,588.26	$ 1,894.32	$ 900.00	Small piece of land split during construction of Rt 495
Town of Boxborough ***[R. Adams]*** 3/1/194 6/13/2003	300 Rear Beaver Brook Road	$ 218.97	$ 988.26	$ 1,207.23	$ 200.00	Small piece of land split during construction of Rt 495
Town of Boxborough ***[M. Davis]*** 5/2/190 8/14/2004	95 Rear Hager Lane	$ 12,051.07	$ 2,467.80	$ 14,518.87	$ 36,800.00	Land locked and very wet. Potential auction - if reserve not met then transfer to ConsComm
Town of Boxborough ***[J. Moody]*** 8/6/147 11/13/2003	190 Davidson Road	$ 40,760.52	$ 1,278.84	$ 42,039.36	$ 11,800.00	May be of interest to abutters and worthy of auction. If reserve not met then transfer to ConsComm.
Town of Boxborough ***[A. Porazzo]*** 11/4/287 11/26/2003	84 Massachusetts Ave	$ 27,138.25	$ 1,615.00	$ 28,753.25	$ 5,900.00	Wet lands. Only of interest to an abutter
Town of Boxborough ***[Owner Unknown]*** 11/6/346.2 4/21/2006	354 Rear Sargent Road	$ 1,325.78	$ 1,639.49	$ 2,965.27	$ 28,400.00	Landlocked. Could be developed with the abutting parcel. Auction and if reserve not met transfer to ConsComm
Town of Boxborough ***[Kelleher]*** 7/5/252 6/7/2006	572 Depot Road	$ 43,617.36	$ 2,415.94	$ 46,033.30	$ 215,100.00	May be of interest to abutters and worthy of auction. If reserve not met then transfer to ConsComm.
Town of Boxborough ***[C & S Development]*** 7/5/158 1/5/2009	150 Tokatawan Spring Lane	$ 308.39	$ 3,555.92	$ 3,864.31	$ 1,600.00	Has never been officially deeded to the Town but Creighton Hammill passed away before doing so.
Town of Boxborough ***[Reed Farm]***						
11/6/501	40 Reed Farm Road	$ 1,279.20	$ 1,046.12	$ 2,325.32	$ 14,100.00	Many of these ***Reed Farm*** parcels are very wet however
11/6/502	213 Liberty Square Road	$ 427.22	$ 1,046.12	$ 1,473.34	$ 3,400.00	there may be the potential of a buildable lot amongst them.
11/6/546	67 Reed Farm Road	$ 2,628.30	$ 1,046.12	$ 3,674.42	$ 31,300.00	
11/6/547	51 Reed Farm Road	$ 3,266.07	$ 1,046.12	$ 4,312.19	$ 39,500.00	
11/6/550	241 Reed Farm Road	$ 3,170.73	$ 1,298.40	$ 4,469.13	$ 38,300.00	
11/6/551	117 Liberty Square Road	$ 1,379.34	$ 1,298.40	$ 2,677.74	$ 16,400.00	
08/6/148 6/5/2009	38 Nashoba Drive	$ 324.02	$ 1,298.40	$ 1,622.42	$ 1,900.00	Tiny parcel on it's own - transfer to ConsComm
Town of Boxborough ***[Wetherbee]*** 1/2/104 8/20/2009	1499 Hazard Lane	$ 13,957.72	$ 3,580.07	$ 17,537.79	$ 16,200.00	Under water, part of the Water Management for the Delaney Project in Stow.
		$ 293,842.76	***$ 35,205.35***	***$ 329,048.11***	***$ 1,758,000.00***	

PROPERTY LOCATION MAP 12 LOT 020 BLOCK 000

No	Alt No	Direction/Street/City
381		CODMAN HILL ROAD, BOXBOROUGH

OWNERSHIP Unit #:

Owner 1:	BOXBOROUGH TOWN OF
Street 1:	29 MIDDLE RD
Twn/City:	BOXBOROUGH
St/Prov:	MA Cntry: Own Occ:
Postal:	01719 Type:

ACTIVITY INFORMATION

Date	Result	By	Name

PROPERTY FACTORS

Item	Code	Descripton	%	Item	Code	Description
Z	C	C	100	water	9	ART WL
o				Sewe	A	SEPTIC
n				Electri		

Exmpt:

CONDO INFORMATION

Location:	
Ttl Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.00	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

Boroborough

ParcelID 12-020-000

Pat Acct 4

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
930	3.340			232,200	232,200
Total Card	3.340			232,200	232,200
Total Parcel	3.340			232,200	232,200

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: N/A | /Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2015	930			3.34	232,200	232,200	232,200
2014	930			3.34	232,200	232,200	232,200

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
	13826/640		10/30/1979	OTHER	40,000	Yes	No		

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value

More: N | Total Yard Items: | Total Special Featues: | Total:

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
930	MUN/VAC/SE		80000		SQUARE FE	SITE		0	3.3	0.80	C2			TOPO	-20					211,200						211,200	
930	MUN/VAC/SE		1.5035		ACRES	EXCESS		0	20,000.	0.70	C2			TOPO	-30					21,049						21,000	

Total AC/HA: 3.34005 | Total SF/SM: 145493 | Parcel LUC: 930 | MUN/VAC/SELE | Prime NB Desc: C2

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:		%	
Roof Struct:			
Roof Cover:			
Color:			
View /Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:		%	
Partition:			
Prim Floors:			
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

TAX DISTRICT

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

Print Date/Time 01/23/15 12:26:09

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

BUILDING PERMITS CARD 1 of 1 TOTAL ASSESSED:

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area: | Total:

Size Ad | Gross Area | FinArea

RES BREAKDOWN

No Unit	RMS	BRS	FL

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Grade Factor:	
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total	0
Juris. Factor	
Special Features:	0
Final Total:	0

COMMENTS

Tax taking dated 10/28/2010; Judgment in Tax Lien Case entered 3/21/2013.

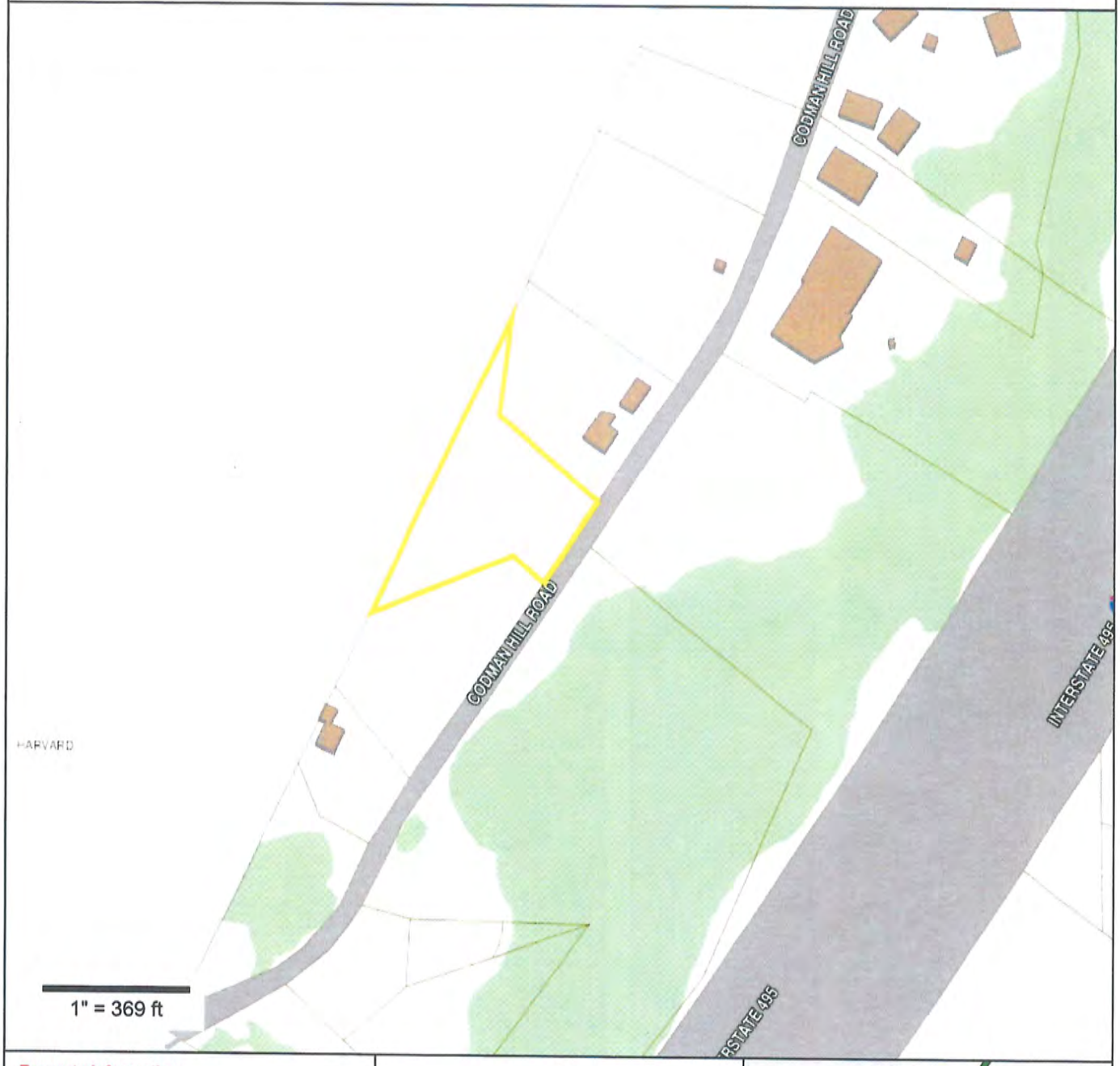
Legal Description

Total: 232,249 | Spl Credit | Total: 232,200 | More: Y

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Town of Boxborough

January 23, 2015



Property Information

Property ID	01-1-103-0.0
Location	0 CODMAN HILL RD
Owner	HEMPHILL DRILLING & BLAST

BOXBOROUGH, MASS

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2013

!2020!

PROPERTY LOCATION MAP 15 LOT 069 BLOCK 000

No	Alt No	Direction/Street/City
49		MASSACHUSETTS AVENUE, BOXBO

OWNERSHIP Unit #:

Owner 1:	BOXBOROUGH TOWN OF
Street 1:	29 MIDDLE RD
Twn/City:	BOXBOROUGH
St/Prov:	MA Cntry: Own Occ:
Postal:	01719 Type:

ACTIVITY INFORMATION

Date	Result	By	Name
1/1/2000		REB	R BALL

PROPERTY FACTORS

Item	Code	Descripton	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewe	A	SEPTIC
n				Electri		

Exmpt:

CONDO INFORMATION

Location:	
Ttl Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.00	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

Boxborough
ParcelID 15-069-000
Pat Acct 2020

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:			%
Roof Struct:			
Roof Cover:			
Color:			
View /Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:			%
Partition:			
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

TAX DISTRICT

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

BUILDING PERMITS CARD 1 of 1 TOTAL ASSESSED:

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
930	4.090			37,900	37,900
Total Card	4.090			37,900	37,900
Total Parcel	4.090			37,900	37,900

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: N/A | /Parcel: N/A

Print Date/Time 01/23/15 12:26:29

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area: Total:
Size Ad | Gross Area | FinArea

RES BREAKDOWN

No Unit	RMS	BRS	FL

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Grade Factor:	
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total	0
Juris. Factor	
Special Features:	0
Final Total:	0

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2015	930			4.09	37,900	37,900	37,900
2014	930			4.09	36,800	36,800	36,800

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
GREENFIELD CORP	32816/423		5/7/2001	PORTION/ASSI	950,000	Yes	No		
A	15316/45		1/1/2001	OTHER	1	Yes	No		

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value

More: N | Total Yard Items: | Total Special Featues: | Total:

COMMENTS

TAX TAKING DATED 10/28/2010; JUDGMENT ENTERED 3/18/2013. NEW FY' 2001 - CREATED OUT OF 11.6-267.1; may be unbuildable;.

Legal Description

LOT 6

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
930	MUN/VAC/SE		4.09		ACRES	EXCESS		0	9,270.	1.00	R2									37,914						37,900	

Total AC/HA: 4.09000 | Total SF/SM: 178160 | Parcel LUC: 930 | MUN/VAC/SELE | Prime NB Desc R2 | Total: 37,914 | Spl Credit | Total: 37,900 | More: Y

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Town of Boxborough

January 23, 2015

Property Information

Property ID	11-6-006-0.0
Location	0 MASS AV
Owner	OHC DEVELOPMENT LLC

BOXBOROUGH, MASS.

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2013

!1173!

PROPERTY LOCATION MAP 09 LOT 038 BLOCK 000

No	Alt No	Direction/Street/City
420		MIDDLE ROAD, BOXBOROUGH

Unit #:

OWNERSHIP

Owner 1:	BOXBOROUGH TOWN OF
Street 1:	29 MIDDLE RD
Twn/City:	BOXBOROUGH
St/Prov:	MA
Cntry:	
Own Occ:	
Postal:	01719
Type:	

ACTIVITY INFORMATION

Date	Result	By	Name
1/1/1998			

PROPERTY FACTORS

Item	Code	Descripton	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewe	A	SEPTIC
n				Electri		

Exmpt:

CONDO INFORMATION

Location:	
Tll Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.00	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

Boxborough

ParcelID 09-038-000

Pat Acct 1173

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
930	16.770			352,800	352,800
Total Card	16.770			352,800	352,800
Total Parcel	16.770			352,800	352,800

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: N/A | /Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2015	930			16.77	352,800	352,800	352,800
2014	930			16.77	342,500	342,500	342,500

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
PICNIC STREET T	27464/69		7/9/1997	INVOLVED GO		No	No		

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Ass'd Value

More: N | Total Yard Items: | Total Special Featues: | Total:

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
930	MUN/VAC/SE		60000		SQUARE FE	SITE		0	3.5	1.00	R3									210,120						210,100	
930	MUN/VAC/SE		15.3926		ACRES	EXCESS		0	9,270.	1.00	R3									142,689						142,700	

Total AC/HA: 16.77001 | Total SF/SM: 730502 | Parcel LUC: 930 | MUN/VAC/SELE | Prime NB Desc: R3 | Total: 352,809 | Spl Credit: | Total: 352,800 | More: Y

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:		%	
Roof Struct:			
Roof Cover:			
Color:			
View /Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:		%	
Partition:			
Prim Floors:			
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

TAX DISTRICT

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

Print Date/Time 01/23/15 12:25:01

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

BUILDING PERMITS CARD 1 of 1 TOTAL ASSESSED:

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area: | Total:

Size Ad | Gross Area | FinArea

RES BREAKDOWN

No Unit	RMS	BRS	FL

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Grade Factor:	
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total	0
Juris. Factor	
Special Features:	0
Final Total:	0

COMMENTS

MUNICIPAL. FROM PICNIC STREET TRUST. TAX TAKING 5/15/97 RECORDED 7/9/97. BK 27464 PG 69 LANDCOURT.

Legal Description

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - Boxborough apro 2016

!1174!

PROPERTY LOCATION MAP 09 LOT 039 BLOCK 000

No	Alt No	Direction/Street/City
414		MIDDLE ROAD, BOXBOROUGH

Unit #:

OWNERSHIP

Owner 1:	BOXBOROUGH TOWN OF		
Street 1:	29 MIDDLE RD		
Twn/City:	BOXBOROUGH		
St/Prov:	MA	Cntry	Own Occ:
Postal:	01719		Type:

ACTIVITY INFORMATION

Date	Result	By	Name
1/1/1998			

PROPERTY FACTORS

Item	Code	Descripton	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewe	A	SEPTIC
n				Electri		

Exmpt:

CONDO INFORMATION

Location:	
Ttl Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.00 %	Boxborough
Functional:	%	
Economic:	%	ParcelID
Special:	%	09-039-000
Override:	%	Pat Acct
Total:	0 %	1174

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
930	7.950			254,000	254,000
Total Card	7.950			254,000	254,000
Total Parcel	7.950			254,000	254,000

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: N/A | /Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2015	930			7.95	254,000	254,000	254,000
2014	930			7.95	246,600	246,600	246,600

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
PICNIC STREET T	27464/68		7/9/1997	INVOLVED GO		Yes	No		

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value

More: N | Total Yard Items: | Total Special Featues: | Total:

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
930	MUN/VAC/SE		60000		SQUARE FE	SITE		0	3.5	1.00	R3									210,120						210,100	
930	MUN/VAC/SE		3.95		ACRES	EXCESS		0	9,270.	1.00	R3									36,617						36,600	
930	MUN/VAC/SE		2.6226		ACRES	WET	0.3	0	9,270.	0.30	R3									7,293						7,300	

Total AC/HA: 7.95001 | Total SF/SM: 346302 | Parcel LUC: 930 | MUN/VAC/SELE | Prime NB Desc: R3 | Total: 254,030 | Spl Credit: | Total: 254,000 | More: Y

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:		%	
Roof Struct:			
Roof Cover:			
Color:			
View /Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:		%	
Partition:			
Prim Floors:			
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

TAX DISTRICT

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

Print Date/Time 01/23/15 12:25:28

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

BUILDING PERMITS CARD 1 of 1 TOTAL ASSESSED:

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area: | Total:

Size Ad | Gross Area | FinArea

RES BREAKDOWN

No Unit	RMS	BRS	FL

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Grade Factor:	
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total	0
Juris. Factor	
Special Features:	0
Final Total:	0

COMMENTS

MUNICIPAL. FROM PICNIC STREET TRUST. TAX TAKING 5/15/97 RECORDED 7/9/97. BK 27464 PG 68 LANDCOURT.

Legal Description

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - Boxborough apro 2016

!1311!

PROPERTY LOCATION MAP 09 LOT 084 BLOCK 000

No	Alt No	Direction/Street/City
405		MIDDLE ROAD, BOXBOROUGH

Unit #:

OWNERSHIP

Owner 1:	BOXBOROUGH TOWN OF
Street 1:	29 MIDDLE RD
Twn/City:	BOXBOROUGH
St/Prov:	MA Cntry: Own Occ:
Postal:	01719 Type:

ACTIVITY INFORMATION

Date	Result	By	Name
1/1/1998			

PROPERTY FACTORS

Item	Code	Descripton	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewe	A	SEPTIC
n				Electri		

Exmpt:

CONDO INFORMATION

Location:	
Tll Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.00	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:			%
Roof Struct:			
Roof Cover:			
Color:			
View /Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:			%
Partition:			
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

TAX DISTRICT

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

BUILDING PERMITS CARD 1 of 1 TOTAL ASSESSED:

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
930	0.930			199,900	199,900
Total Card	0.930			199,900	199,900
Total Parcel	0.930			199,900	199,900

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: N/A | /Parcel: N/A

Boxborough

ParcelID 09-084-000

Pat Acct 1311

Print Date/Time 01/23/15 12:25:48

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area: Total:

Size Ad | Gross Area | FinArea

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Grade Factor:	
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total	0
Juris. Factor	
Special Features:	0
Final Total:	0

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2015	930			.93	199,900	199,900	199,900
2014	930			.93	194,100	194,100	194,100

RES BREAKDOWN

No Unit	RMS	BRS	FL

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
PICNIC STREET T	27464/70		7/9/1997	INVOLVED GO		No	No		

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value

More: N | Total Yard Items: | Total Special Featues: | Total:

COMMENTS

MUNICIPAL. FROM PICNIC STREET TRUST. TAX TAKING 5/15/97 RECORDED 7/9/97. BK 27464 PG 70 LANDCOURT.

Legal Description

LAND SECTION

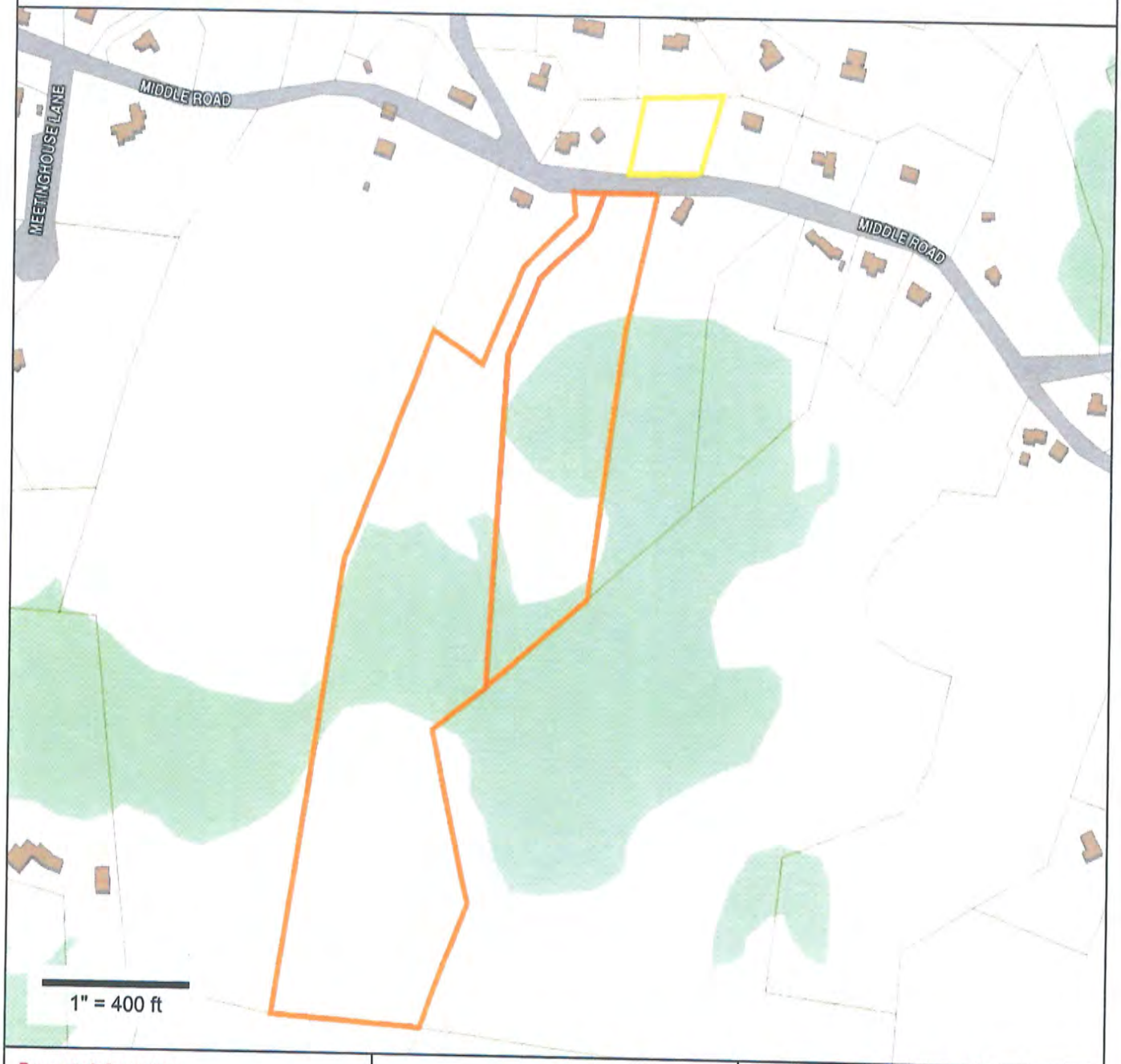
Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
930	MUN/VAC/SE		40510		SQUARE FE	SITE		0	3.5	1.41	R3									199,882						199,900	

Total AC/HA: 0.92998 | Total SF/SM: 40510 | Parcel LUC: 930 | MUN/VAC/SELE | Prime NB Desc: R3 | Total: 199,882 | Spl Credit | Total: 199,900 | More: Y

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - Boxborough apro 2016

Town of Boxborough

January 26, 2015



Property Information

Property ID	07-5-232-0.0
Location	405 MIDDLE RD
Owner	BOXBOROUGH TOWN OF

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2013

PROPERTY LOCATION MAP 08 LOT 085 BLOCK 000

!659!

No	Alt No	Direction/Street/City
71	A	WHITCOMB ROAD, BOXBOROUGH

Unit #:

OWNERSHIP

Owner 1:	BOXBOROUGH TOWN OF
Street 1:	29 MIDDLE RD
Twn/City:	BOXBOROUGH
St/Prov:	MA
Cntry:	
Own Occ:	
Postal:	01719
Type:	

ACTIVITY INFORMATION

Date	Result	By	Name

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:		%	
Roof Struct:			
Roof Cover:			
Color:			
View /Desir:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:		%	
Partition:			
Prim Floors:			
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

TAX DISTRICT

PROPERTY FACTORS

Item	Code	Descripton	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewe	A	SEPTIC
n				Electri		

Exmpt:

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Ttl Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.00	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

Boxborough	
ParcelID	08-085-000
Pat Acct	659

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

BUILDING PERMITS CARD 1 of 1 TOTAL ASSESSED:

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
930	0.080			700	700
Total Card	0.080			700	700
Total Parcel	0.080			700	700

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: N/A | /Parcel: N/A

Print Date/Time	
01/23/15	12:26:52

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area: | Total: | Size Ad | Gross Area | FinArea

RES BREAKDOWN

No Unit	RMS	BRS	FL

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Grade Factor:	
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total	0
Juris. Factor	
Special Features:	0
Final Total:	0

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2015	930			.08	700	700	700
2014	930			.08	700	700	700

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
ADAMS, RUTH,	41359-134		11/4/2003	INVOLVED GO		Yes	No		
	9867/231		8/11/1961	OTHER		No	No		

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value

More: N | Total Yard Items: | Total Special Featues: | Total:

COMMENTS

TAX TITLE 9-18-03 RECORDED
11/4/03. Bk 41359 Pg 134
LANDCOURT.

Legal Description

LAND SECTION

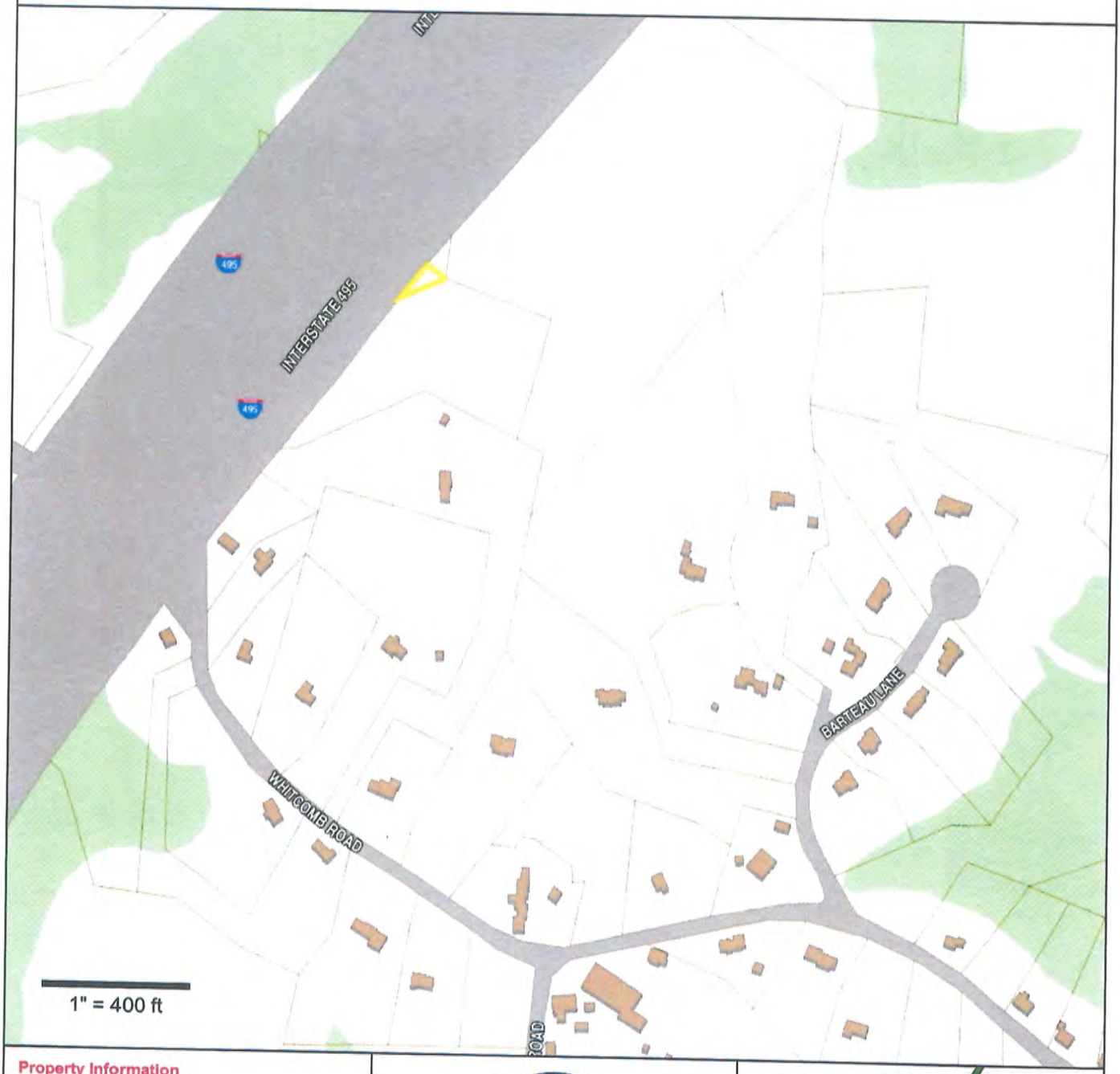
Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
930	MUN/VAC/SE		0.08		ACRES	EXCESS		0	9,180.	1.00	S2									734						700	

Total AC/HA: 0.08000 | Total SF/SM: 3485 | Parcel LUC: 930 | MUN/VAC/SELE | Prime NB Desc: S2 | Total: 734 | Spl Credit | Total: 700 | More: Y

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Town of Boxborough

January 23, 2015



Property Information

Property ID	03-3-160-0.0
Location	0 RT 495
Owner	BOXBOROUGH TOWN OF

BOXBOROUGH, MASS

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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Parcels updated January 1, 2013

08	005	000	1 of 1	Boxborough
MAP	LOT	BLOCK	CARD	

	Total Card /	Total Parcel
APPRAISED:	200/	200
USE VALUE:	200/	200
ASSESSED:	0/	0

PROPERTY LOCATION

No	Alt No	Direction/Street/City
300	REAR	BEAVER BROOK ROAD, BOXBOROU

OWNERSHIP

Unit #:

Owner 1:	BOXBOROUGH TOWN OF
Owner 2:	MUNICIPAL
Owner 3:	
Street 1:	29 MIDDLE RD
Street 2:	
Twn/City:	BOXBOROUGH
St/Prov:	MA Cntry: Own Occ:
Postal:	01719 Type:

PREVIOUS OWNER

Owner 1:	ADAMS, RUTH -
Owner 2:	-
Street 1:	3 LARCH RD
Twn/City:	ACTON
St/Prov:	MA Cntry:
Postal:	01720

NARRATIVE DESCRIPTION

This Parcel contains .01 ACRES of land mainly classified as MUN/VAC/SELE
BK 32226 PG 277
JUDGM

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
930	0.010			200	200
Total Card	0.010			200	200
Total Parcel	0.010			200	200

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date

Entered Lot Size
Total Land: 0.01
Land Unit Type: AC

PREVIOUS ASSESSMENT

Parcel ID: 08-005-000

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	930	FV		0	.01	200	200	200	Year End Roll	12/12/2014
2014	930	FV		0	.01	200	200	200	Year End Roll	1/22/2014
2013	930	FV		0	.01	200	200	200		10/22/2012
2012	903	FV		0	.01	200	200	200	Year End	11/30/2011
2011	903	FV		0	.01	200	200	200		9/14/2010
2010	903	FV		0	.01	200	200	200	2010 Commitment	12/7/2009
2009	903	FV		0	.01	200	200	200		10/20/2008
2008	903	FV		0	.01	200	200	200	xc	12/7/2007

!624!

PRINT

Date	Time
01/26/15	08:46:48

LAST REV

Date	Time
08/26/14	12:16:44
apro	
624	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	TAX TAKING 12/28/2000 Notes
ADAMS, RUTH,	40448-309		8/13/2003	INVOLVED GOV		Yes	No		
	9867/231		8/11/1961	OTHER		No	No		

USER DEFINED

Prior Id # 1:	03-1-194
Prior Id # 2:	0
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: __/__/__

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	OP	OP	100	water	9	ART WL
o				Sewer	A	SEPTIC
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	PT	PAVED TW
l				Gas:	2	LIGHT

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
930	MUN/VAC/SE		0.01		ACRES	EXCESS		0	20,000.	1.00	C2									200						200	tax title taking 6

Total AC/HA:	0.01000	Total SF/SM:	436	Parcel LUC:	930	MUN/VAC/SELE	Prime NB Desc	C2	Total:	200	Spl Credit		Total:	200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - Boxborough apro 2016

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:			%
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

tax title 6-13-2003 RECORDED 8/13/03. BK 40448 PG 309 LANDCOURT.

SKETCH

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:				Baths:			HB		

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:			%
Partition:			
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	0.0	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:	
Size Ad		Gross Area	FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

08-005-000

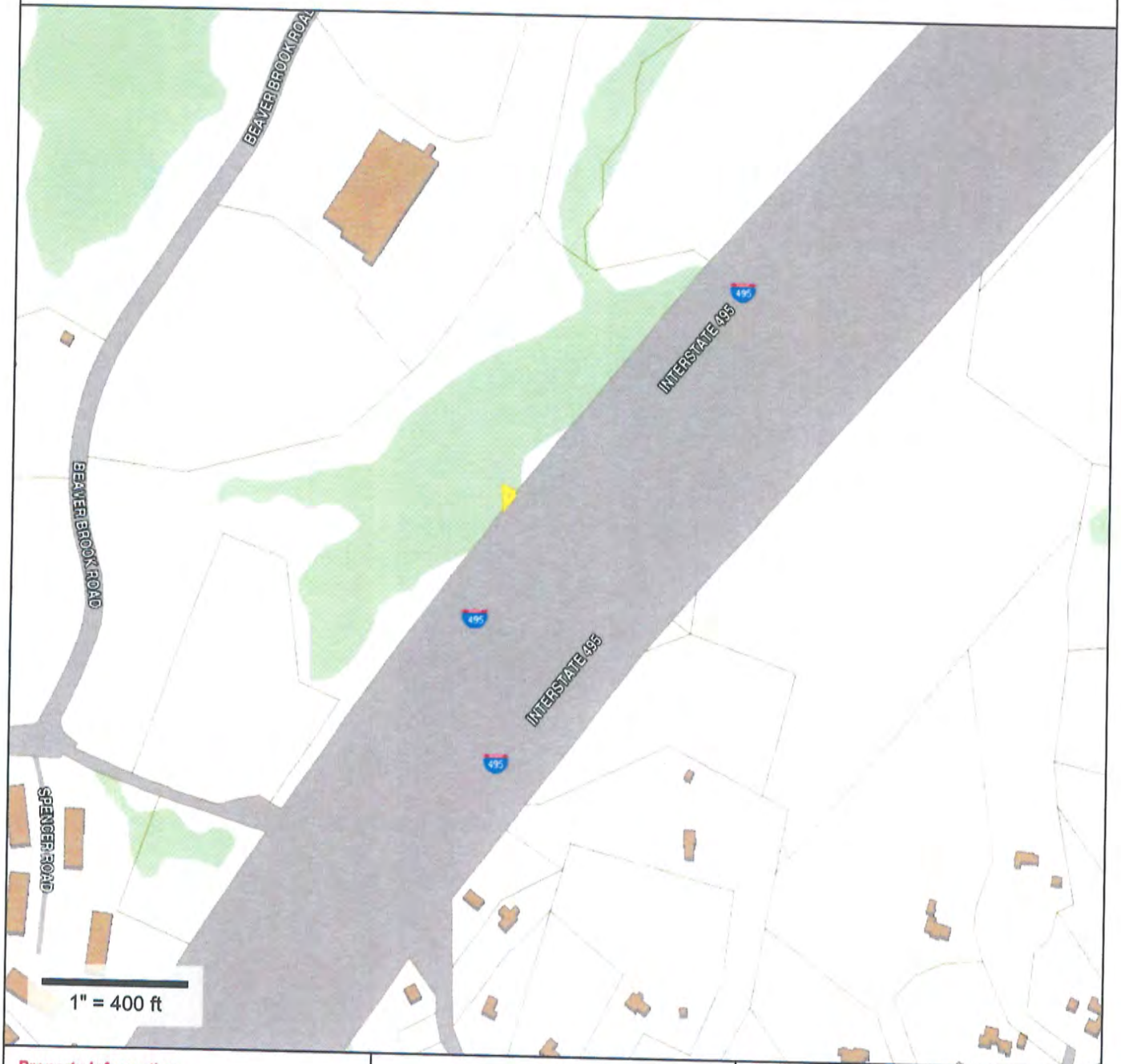
SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

Town of Boxborough

January 23, 2015



Property Information

Property ID	03-1-194-0.0
Location	0 RT 495
Owner	BOXBOROUGH, TOWN OF

BOXBOROUGH, MASS

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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Parcels updated January 1, 2013

!917!

PROPERTY LOCATION MAP 19 LOT 008 BLOCK 000

No	Alt No	Direction/Street/City
95	REAR	HAGER LANE, BOXBOROUGH

Unit #:

OWNERSHIP

Owner 1:	BOXBOROUGH TOWN OF
Street 1:	29 MIDDLE RD
Twn/City:	BOXBOROUGH
St/Prov:	MA Cntry: Own Occ:
Postal:	01719 Type:

ACTIVITY INFORMATION

Date	Result	By	Name
4/7/2003	PERMIT INT	999	COLLEEN W

PROPERTY FACTORS

Item	Code	Descripton	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewe	A	SEPTIC
n				Electri		

Exmpt:

CONDO INFORMATION

Location:	
Ttl Units:	
Floor:	
% Own:	
Name:	

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:		%	
Roof Struct:			
Roof Cover:			
Color:			
View /Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:		%	
Partition:			
Prim Floors:			
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

TAX DISTRICT

DEPRECIATION

Phys Cond:	0.00 %	Boxborough	
Functional:	%		
Economic:	%	ParcelID	
Special:	%	19-008-000	
Override:	%	Pat Acct	
Total:	0 %	917	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

BUILDING PERMITS CARD 1 of 1 TOTAL ASSESSED:

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
930	5.230			29,000	29,000
Total Card	5.230			29,000	29,000
Total Parcel	5.230			29,000	29,000

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: N/A | /Parcel: N/A

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area: Total:

Size Ad | Gross Area | FinArea

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Grade Factor:	
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total	0
Juris. Factor	
Special Features:	0
Final Total:	0

Print Date/Time 01/23/15 12:29:21

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2015	930			5.23	29,000	29,000	29,000
2014	930			5.23	28,200	28,200	28,200

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
DAVIS, MARY ELI	43685-458		9/9/2004	INVOLVED GO	1	No	No		
	11486/158		4/2/1968	OTHER		No	No		

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value

More: N | Total Yard Items: | Total Special Featues: | Total:

COMMENTS

TAX TITLE 8/4/04 RECORDED 9/9/04.
BK 43685 PG 458 LANDCOURT.

Legal Description

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
930	MUN/VAC/SE		2.23		ACRES	EXCESS		0	9,270.	1.00	R3									20,672						20,700	TAX TITLE TAKING 8
930	MUN/VAC/SE		3		ACRES	WET	0.3	0	9,270.	0.30	R3									8,343						8,300	

Total AC/HA: 5.23000 | Total SF/SM: 227819 | Parcel LUC: 930 | MUN/VAC/SELE | Prime NB Desc: R3 | Total: 29,015 | Spl Credit | Total: 29,000 | More: Y

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Town of Boxborough

January 23, 2015

1" = 450 ft

Property Information

Property ID	05-2-190-0.0
Location	0 MORSE LN
Owner	BOXBOROUGH TOWN OF

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2013

!1597!

PROPERTY LOCATION MAP 05 LOT 024 BLOCK 000

No	Alt No	Direction/Street/City
190		DAVIDSON ROAD, BOXBOROUGH

Unit #:

OWNERSHIP

Owner 1:	BOXBOROUGH TOWN OF
Street 1:	29 MIDDLE RD
Twn/City:	BOXBOROUGH
St/Prov:	MA
Cntry:	
Own Occ:	
Postal:	01719
Type:	

ACTIVITY INFORMATION

Date	Result	By	Name
1/1/1994			

PROPERTY FACTORS

Item	Code	Descripton	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewe	A	SEPTIC
n				Electri		

Exmpt:

CONDO INFORMATION

Location:	
Tll Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:		0.00 %	Boxborough
Functional:		%	
Economic:		%	ParcelID
Special:		%	05-024-000
Override:		%	Pat Acct
Total:		0 %	1597

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
930	3.350			9,300	9,300
Total Card	3.350			9,300	9,300
Total Parcel	3.350			9,300	9,300

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: N/A | /Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2015	930			3.35	9,300	9,300	9,300
2014	930			3.35	9,000	9,000	9,000

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value	N
MOODY, JAY M &	41640-342		12/18/2003	INVOLVED GO		Yes	No			
	12495/11		8/7/1973	OTHER		No	No			

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value

More: N | Total Yard Items: | Total Special Featues: | Total:

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
930	MUN/VAC/SE		3.35		ACRES	WET	0.3	0	9,270.	0.30	R3									9,316						9,300	

Total AC/HA: 3.35000 | Total SF/SM: 145926 | Parcel LUC: 930 | MUN/VAC/SELE | Prime NB Desc: R3 | Total: 9,316 | Spl Credit: | Total: 9,300 | More: Y

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:		%	
Roof Struct:			
Roof Cover:			
Color:			
View /Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:		%	
Partition:			
Prim Floors:			
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

TAX DISTRICT

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

Print Date/Time 01/23/15 12:29:49

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

BUILDING PERMITS CARD 1 of 1 TOTAL ASSESSED:

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area: | Total:

Size Ad | Gross Area | FinArea

RES BREAKDOWN

No Unit	RMS	BRS	FL

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Grade Factor:	
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total	0
Juris. Factor	
Special Features:	0
Final Total:	0

COMMENTS

TAX TITLE TAKING 11-13-03. RECORDED 12-18-03 BK 41640. PG 342 LANDCOURT.

Legal Description

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - Boxborough apro 2016

Town of Boxborough

January 26, 2015

Property Information

Property ID	08-6-147-0.0
Location	0 DAVIDSON RD
Owner	BOXBOROUGH TOWN OF

BOXBOROUGH, MASS.

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2013

!1906!

PROPERTY LOCATION MAP 15 LOT 080 BLOCK 000

No	Alt No	Direction/Street/City
84		MASSACHUSETTS AVENUE, BOXBO

OWNERSHIP Unit #:

Owner 1:	BOXBOROUGH TOWN OF
Street 1:	29 MIDDLE RD
Twn/City:	BOXBOROUGH
St/Prov:	MA Cntry: Own Occ:
Postal:	01719 Type:

ACTIVITY INFORMATION

Date	Result	By	Name
1/1/1995		REB	R BALL

PROPERTY FACTORS

Item	Code	Descripton	%	Item	Code	Description
Z	C	C	100	water	9	ART WL
o				Sewe	A	SEPTIC
n				Electri		

Exmpt:

CONDO INFORMATION

Location:	
Ttl Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.00	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

Boxborough

ParcelID 15-080-000

Pat Acct 1906

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
930	1.000			6,000	6,000
Total Card	1.000			6,000	6,000
Total Parcel	1.000			6,000	6,000

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: N/A | /Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2015	930			1.	6,000	6,000	6,000
2014	930			1.	6,000	6,000	6,000

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
BOXBOROUGH,TOWN	41924-335		1/31/2004	INVOLVED GO		No	No		
PORRAZZO, ARMAN	41924-335		11/26/2003	FORCLOSURE		Yes	No		

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value

More: N | Total Yard Items: | Total Special Featues: | Total:

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
930	MUN/VAC/SE		1		ACRES	WET	0.3	0	20,000.	0.30	C1									6,000						6,000	

Total AC/HA: 1.00000 | Total SF/SM: 43560 | Parcel LUC: 930 | MUN/VAC/SELE | Prime NB Desc: C1 | Total: 6,000 | Spl Credit: | Total: 6,000 | More: Y

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:			%
Roof Struct:			
Roof Cover:			
Color:			
View /Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:			%
Partition:			
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

TAX DISTRICT

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

Print Date/Time 01/23/15 12:30:14

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

BUILDING PERMITS CARD 1 of 1 TOTAL ASSESSED:

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area: | Total:

Size Ad | Gross Area | FinArea

RES BREAKDOWN

No Unit	RMS	BRS	FL

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Grade Factor:	
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total	0
Juris. Factor	
Special Features:	0
Final Total:	0

COMMENTS

TAX TITLE TAKING 11-26-03.
RECORDED 1/31/04. BK 41924 PG 335
LANDCOURT. .

Legal Description

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Town of Boxborough

January 26, 2015

Property Information

Property ID 11-4-287-0.0
Location 84 MASS AV
Owner BOXBOROUGH TOWN OF

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2013

!2139!

PROPERTY LOCATION MAP 10 LOT 135 BLOCK 000

No	Alt No	Direction/Street/City
354	REAR	SARGENT ROAD, BOXBOROUGH

Unit #:

OWNERSHIP

Owner 1:	BOXBOROUGH TOWN OF
Street 1:	29 MIDDLE RD
Twn/City:	BOXBOROUGH
St/Prov:	MA
Cntry:	
Own Occ:	
Postal:	01719
Type:	

ACTIVITY INFORMATION

Date	Result	By	Name
6/4/2008	FIELD REVIEW	538	WILL NASER

PROPERTY FACTORS

Item	Code	Descripton	%	Item	Code	Description
Z	AR	AR	100	water	4	NONE
o				Sewe	4	NONE
n				Electri		

Exmpt:

CONDO INFORMATION

Location:	
Tll Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.00	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

Boxborough

ParcelID 10-135-000

Pat Acct 2139

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
930	2.420			22,400	22,400
Total Card	2.420			22,400	22,400
Total Parcel	2.420			22,400	22,400

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: N/A | /Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2015	930			2.42	22,400	22,400	22,400
2014	930			2.42	21,800	21,800	21,800

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value	N
OWNER UNKNOWN	47474-321		5/19/2006	INVOLVED GO		No	No			
OWNER UNKNOWN,	44296-508		4/21/2006	INVOLVED GO	1	No	No			

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value

More: N | Total Yard Items: | Total Special Featues: | Total:

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
930	MUN/VAC/SE		2.42		ACRES	EXCESS		0	9,270.	1.00	R3									22,433						22,400	

Total AC/HA: 2.42000 | Total SF/SM: 105415 | Parcel LUC: 930 | MUN/VAC/SELE | Prime NB Desc: R3 | Total: 22,433 | Spl Credit | Total: 22,400 | More: Y

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:		%	
Roof Struct:			
Roof Cover:			
Color:			
View /Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:		%	
Partition:			
Prim Floors:			
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

TAX DISTRICT

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

Print Date/Time 01/23/15 12:30:47

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

BUILDING PERMITS CARD 1 of 1 TOTAL ASSESSED:

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area: | Total: | Size Ad | Gross Area | FinArea

RES BREAKDOWN

No Unit	RMS	BRS	FL

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Grade Factor:	
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total	0
Juris. Factor	
Special Features:	0
Final Total:	0

COMMENTS

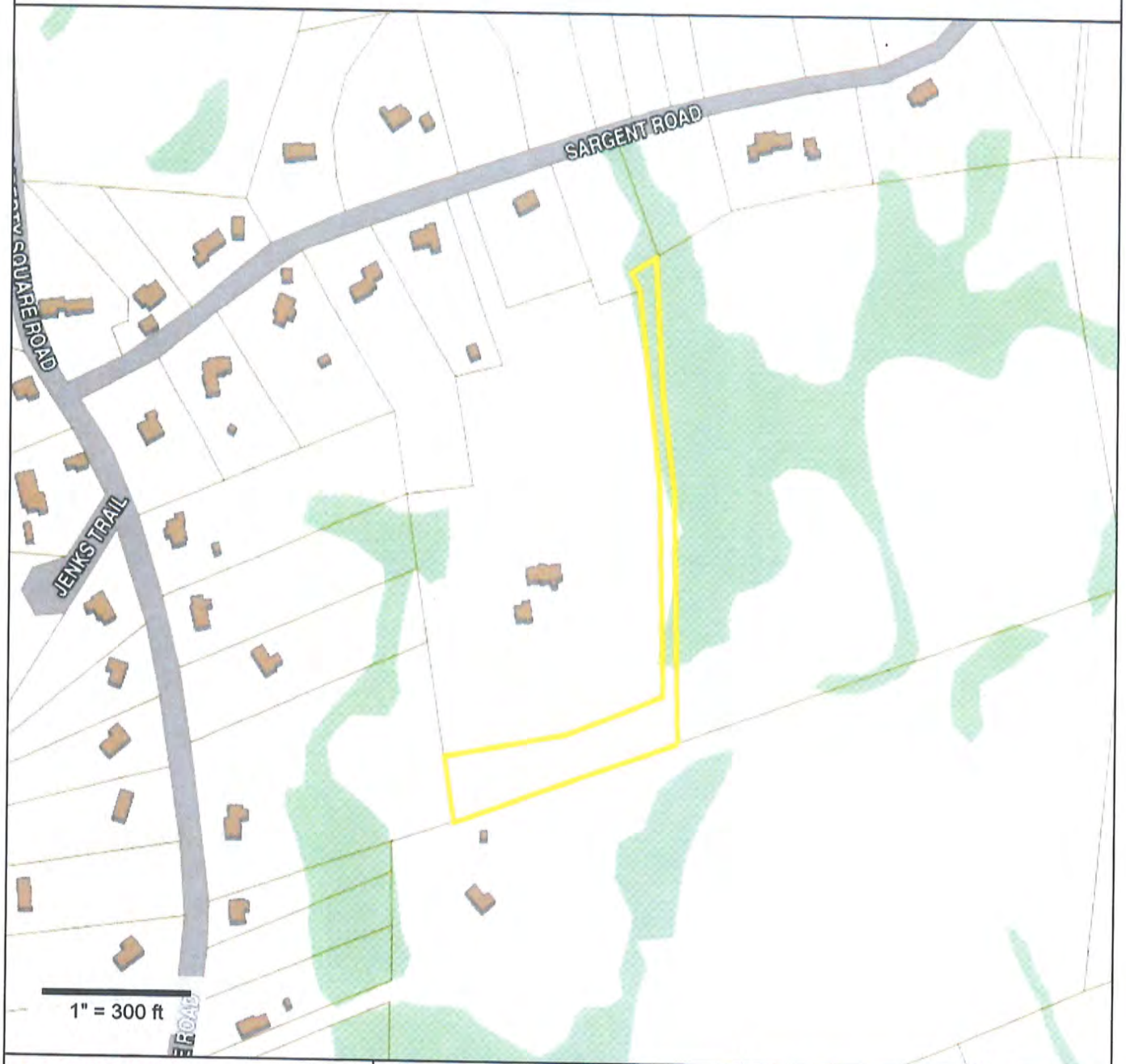
UP TO FY 91 ASS'D TO MCNUTT 392 SGNT RD - FY04 removed from exempt to LUC 132. Town tax taking 4/21/06 RECORDED 5/19/06. BK 47474 PG 321 LANDCOURT. EXEMPT FY07.

Legal Description

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Town of Boxborough

January 26, 2015



Property Information

Property ID 11-6-346-2.0
Location 0 SARGENT RD
Owner BOXBOROUGH TOWN OF

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2013

!1368!

PROPERTY LOCATION MAP 10 LOT 179 BLOCK 000

No	Alt No	Direction/Street/City
572		DEPOT ROAD, BOXBOROUGH

OWNERSHIP Unit #:

Owner 1:	BOXBOROUGH TOWN OF
Street 1:	29 MIDDLE RD
Twn/City:	BOXBOROUGH
St/Prov:	MA Cntry: Own Occ:
Postal:	01719 Type:

ACTIVITY INFORMATION

Date	Result	By	Name
8/15/1994			

PROPERTY FACTORS

Item	Code	Descripton	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewe	A	SEPTIC
n				Electri		

Exmpt:

CONDO INFORMATION

Location:	
Ttl Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.00 %	Boxborough
Functional:	%	
Economic:	%	ParcelID
Special:	%	10-179-000
Override:	%	Pat Acct
Total:	0 %	1368

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
930	0.930			199,900	199,900
Total Card	0.930			199,900	199,900
Total Parcel	0.930			199,900	199,900

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: N/A /Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2015	930			.93	199,900	199,900	199,900
2014	930			.93	194,100	194,100	194,100

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
KELLEHER,PAULA	47860-191		7/25/2006	INVOLVED GO	1	Yes	No		
	12297/532		9/28/1972	OTHER		No	No		

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value

More: N | Total Yard Items: | Total Special Featues: | Total:

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
930	MUN/VAC/SE		40510		SQUARE FE	SITE		0	3.5	1.41	R3									199,882						199,900	

Total AC/HA: 0.92998 | Total SF/SM: 40510 | Parcel LUC: 930 | MUN/VAC/SELE | Prime NB Desc: R3 | Total: 199,882 | Spl Credit: | Total: 199,900 | More: Y

EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View /Desir:	

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:		%	
Partition:			
Prim Floors:			
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

TAX DISTRICT

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

Print Date/Time 01/23/15 12:31:12

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

BUILDING PERMITS CARD 1 of 1 TOTAL ASSESSED:

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area: Total:

Size Ad | Gross Area | FinArea

RES BREAKDOWN

No Unit	RMS	BRS	FL

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Grade Factor:	
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total	0
Juris. Factor	
Special Features:	0
Final Total:	0

COMMENTS

Tax taking 12/28/2000 - recorded 6/7/06. BK 47860 PG 191 LANDCOURT. .

Legal Description

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Town of Boxborough

January 26, 2015

Property Information

Property ID	07-5-252-0.0
Location	0 DEPOT RD
Owner	BOXBOROUGH TOWN OF

BOXBOROUGH, MASS.

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2013

!1249!

PROPERTY LOCATION MAP 04 LOT 058 BLOCK 000

No	Alt No	Direction/Street/City
150		TOKATAWAN SPRING LANE, BOXBO

OWNERSHIP Unit #:

Owner 1:	BOXBOROUGH TOWN OF
Street 1:	29 MIDDLE RD
Twn/City:	BOXBOROUGH
St/Prov:	MA Cntry: Own Occ:
Postal:	01719 Type:

ACTIVITY INFORMATION

Date	Result	By	Name
1/1/1998			

PROPERTY FACTORS

Item	Code	Descripton	%	Item	Code	Description
Z	AR	AR	100	water		
o				Sewe		
n				Electri		

Exmpt:

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:		%	
Roof Struct:			
Roof Cover:			
Color:			
View /Desir:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:		%	
Partition:			
Prim Floors:			
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

TAX DISTRICT

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Tll Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.00 %	Boxborough
Functional:	%	
Economic:	%	ParcelID
Special:	%	04-058-000
Override:	%	Pat Acct
Total:	0 %	1249

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

BUILDING PERMITS CARD 1 of 1 TOTAL ASSESSED:

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
930	0.150			1,400	1,400
Total Card	0.150			1,400	1,400
Total Parcel	0.150			1,400	1,400

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: N/A | /Parcel: N/A

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area: Total:

Size Ad | Gross Area | FinArea

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Grade Factor:	
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total	0
Juris. Factor	
Special Features:	0
Final Total:	0

Print Date/Time 01/23/15 12:33:24

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2015	930			.15	1,400	1,400	1,400
2014	930			.15	1,400	1,400	1,400

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
C & S DEVELOPME	49155-16		12/31/2008	INVOLVED GO		No	No		
JS KANGAS & ASS	27637/353		9/2/1997	OTHER	768,000	Yes	No		

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value

More: N | Total Yard Items: | Total Special Featues: | Total:

COMMENTS

Legal Description

PARCEL Z

LAND SECTION

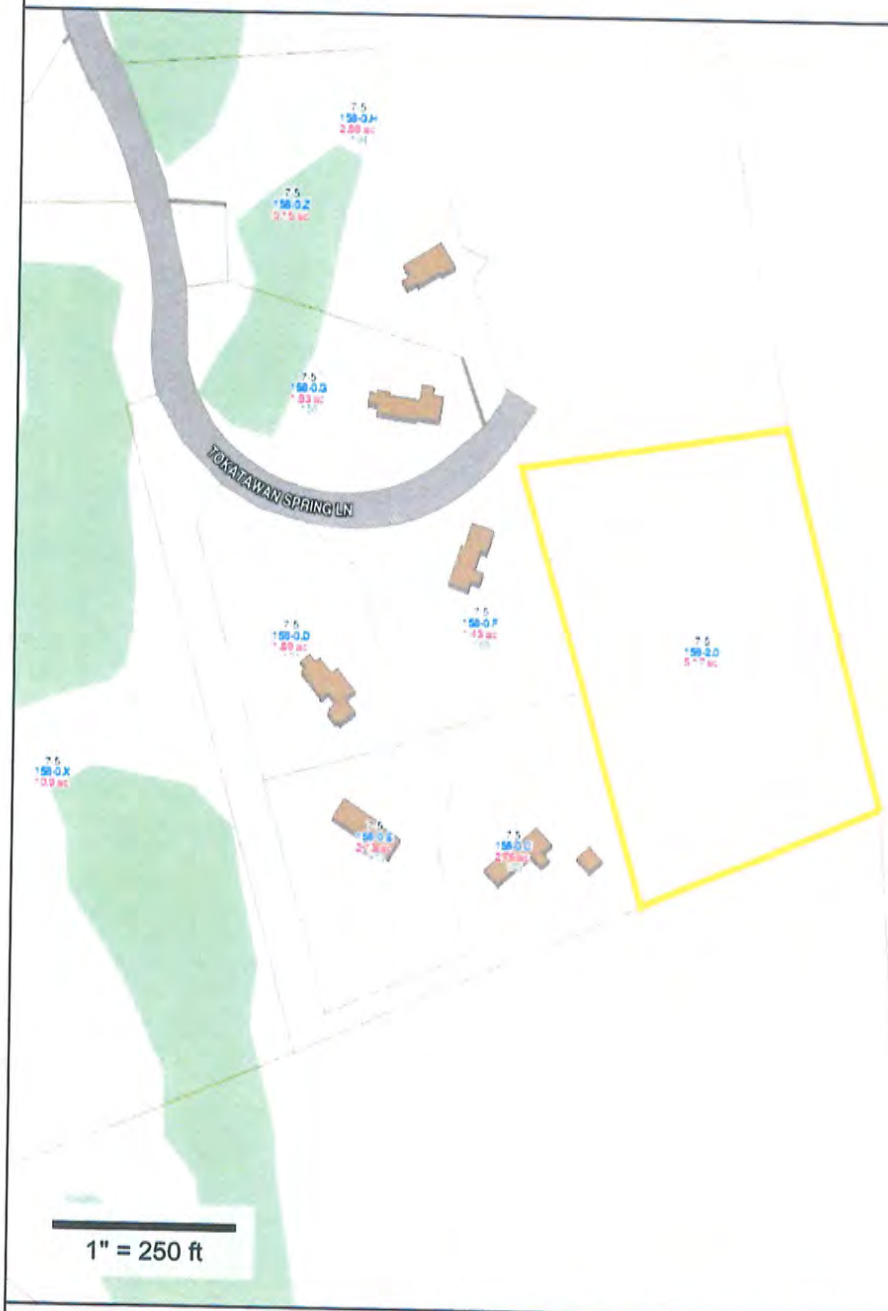
Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
930	MUN/VAC/SE		0.15		ACRES	EXCESS		0	9,180.	1.00	S4									1,377						1,400	

Total AC/HA: 0.15000 | Total SF/SM: 6534 | Parcel LUC: 930 | MUN/VAC/SELE | Prime NB Desc: S4 | Total: 1,377 | Spl Credit | Total: 1,400 | More: Y

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Town of Boxborough

January 26, 2015



Property Information

Property ID	07-5-158-2.0
Location	0 HILL RD
Owner	BOXBOROUGH TOWN OF

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2013

!2147!

PROPERTY LOCATION MAP 15 LOT 041 BLOCK 000

No	Alt No	Direction/Street/City
40		REED FARM ROAD, BOXBOROUGH

OWNERSHIP

Unit #:

Owner 1:	BOXBOROUGH TOWN OF
Street 1:	29 MIDDLE RD
Twn/City:	BOXBOROUGH
St/Prov:	MA
Cntry:	
Own Occ:	
Postal:	01719
Type:	

ACTIVITY INFORMATION

Date	Result	By	Name
1/1/1992			

PROPERTY FACTORS

Item	Code	Descripton	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewe	A	SEPTIC
n				Electri		

Exmpt:

CONDO INFORMATION

Location:	
Ttl Units:	
Floor:	
% Own:	
Name:	

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:		%	
Roof Struct:			
Roof Cover:			
Color:			
View /Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:		%	
Partition:			
Prim Floors:			
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

TAX DISTRICT

DEPRECIATION

Phys Cond:	0.00	%	Boxborough
Functional:		%	
Economic:		%	ParcelID
Special:		%	15-041-000
Override:		%	Pat Acct
Total:	0	%	2147

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

BUILDING PERMITS CARD 1 of 1 TOTAL ASSESSED:

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
936	1.280			11,600	11,600
Total Card	1.280			11,600	11,600
Total Parcel	1.280			11,600	11,600

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: N/A | /Parcel: N/A

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area: | Total:

Size Ad | Gross Area | FinArea

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Grade Factor:	
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total	0
Juris. Factor	
Special Features:	0
Final Total:	0

Print Date/Time 01/23/15 12:36:16

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2015	936			1.28	11,600	11,600	11,600
2014	936			1.28	11,500	11,500	11,500

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value	N
TOWN OF BOXBORO	49155-17		6/25/2009	FORCLOSURE		No	No			
D&B REALTY TRUS	20605/218		6/19/1990	INTRA-CORP	1	Yes	No			

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value

More: N | Total Yard Items: | Total Special Featues: | Total:

COMMENTS

Legal Description

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
936	MUN/VAC/TA		1.28		ACRES	EXCESS		0	9,090.	1.00	S3									11,635						11,600	

Total AC/HA: 1.28000 | Total SF/SM: 55757 | Parcel LUC: 936 | MUN/VAC/TAXT | Prime NB Desc: S3 | Total: 11,635 | Spl Credit | Total: 11,600 | More: Y

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

!2149!

PROPERTY LOCATION MAP 15 LOT 037 BLOCK 000

No	Alt No	Direction/Street/City
213		LIBERTY SQUARE ROAD, BOXBORO

Unit #:

OWNERSHIP

Owner 1:	BOXBOROUGH TOWN OF
Street 1:	29 MIDDLE RD
Twn/City:	BOXBOROUGH
St/Prov:	MA Cntry Own Occ:
Postal:	01719 Type:

ACTIVITY INFORMATION

Date	Result	By	Name

PROPERTY FACTORS

Item	Code	Descripton	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewe	A	SEPTIC
n				Electri		

Exmpt:

CONDO INFORMATION

Location:	
Ttl Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.00 %	Boxborough
Functional:	%	
Economic:	%	ParcelID
Special:	%	15-037-000
Override:	%	Pat Acct
Total:	0 %	2149

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
936	0.290			2,700	2,700
Total Card	0.290			2,700	2,700
Total Parcel	0.290			2,700	2,700

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: N/A | /Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2015	936			.29	2,700	2,700	2,700
2014	936			.29	2,600	2,600	2,600

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
TOWN OF BOXBORO	49155-18		6/25/2009	FORCLOSURE		No	No		
D&B REALTY TRUS	20605/218		6/19/1990	INTRA-CORP	1	Yes	No		

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value

More: N | Total Yard Items: | Total Special Featues: | Total:

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
936	MUN/VAC/TA		0.29		ACRES	EXCESS		0	9,270.	1.00	R2									2,688						2,700	.50 / FT

Total AC/HA: 0.29000 | Total SF/SM: 12632 | Parcel LUC: 936 | MUN/VAC/TAXT | Prime NB Desc: R2 | Total: 2,688 | Spl Credit | Total: 2,700 | More: Y

EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View /Desir:	

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:	%		
Partition:			
Prim Floors:			
Sec Floors:	%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

TAX DISTRICT

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

Print Date/Time 01/23/15 12:36:13

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

BUILDING PERMITS CARD 1 of 1 TOTAL ASSESSED:

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area: | Total:

Size Ad | Gross Area | FinArea

RES BREAKDOWN

No Unit	RMS	BRS	FL

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Grade Factor:	
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total	0
Juris. Factor	
Special Features:	0
Final Total:	0

COMMENTS

Legal Description

!2191!

PROPERTY LOCATION MAP 15 LOT 055 BLOCK 000

No	Alt No	Direction/Street/City
67		REED FARM ROAD, BOXBOROUGH

OWNERSHIP

Owner 1:	BOXBOROUGH TOWN OF
Street 1:	29 MIDDLE RD
Twn/City:	BOXBOROUGH
St/Prov:	MA
Cntry:	
Own Occ:	
Postal:	01719
Type:	
Unit #:	

ACTIVITY INFORMATION

Date	Result	By	Name
4/7/2003	PERMIT INT	999	COLLEEN W

PROPERTY FACTORS

Item	Code	Descripton	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewe	A	SEPTIC
n				Electri		

Exmpt:

CONDO INFORMATION

Location:	
Tll Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.00	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

Boxborough

ParcelID 15-055-000

Pat Acct 2191

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:		%	
Roof Struct:			
Roof Cover:			
Color:			
View /Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:		%	
Partition:			
Prim Floors:			
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

TAX DISTRICT

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

BUILDING PERMITS CARD 1 of 1 **TOTAL ASSESSED:**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
936	9.500			25,900	25,900
Total Card	9.500			25,900	25,900
Total Parcel	9.500			25,900	25,900

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: N/A | /Parcel: N/A

Print Date/Time 01/23/15 12:36:24

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area: | Total:

Size Ad | Gross Area | FinArea

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Grade Factor:	
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total	0
Juris. Factor	
Special Features:	0
Final Total:	0

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2015	936			9.5	25,900	25,900	25,900
2014	936			9.5	25,700	25,700	25,700

RES BREAKDOWN

No Unit	RMS	BRS	FL

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
TOWN OF BOXBORO	49155-19		6/25/2009	FORCLOSURE		No	No		
D&B REALTY TRUS	20605/218		6/19/1990	INTRA-CORP	1	Yes	No		

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value

More: N | Total Yard Items: | Total Special Featues: | Total:

COMMENTS

Legal Description

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
936	MUN/VAC/TA		9.5		ACRES	WET	0.3	0	9,090.	0.30	S3									25,907						25,900	

Total AC/HA: 9.50000 | Total SF/SM: 413820 | Parcel LUC: 936 | MUN/VAC/TAXT | Prime NB Desc: S3 | Total: 25,907 | Spl Credit | Total: 25,900 | More: Y

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

!21921

PROPERTY LOCATION MAP 15 LOT 056 BLOCK 000

No	Alt No	Direction/Street/City
51		REED FARM ROAD, BOXBOROUGH

Unit #:

OWNERSHIP

Owner 1:	BOXBOROUGH TOWN OF
Street 1:	29 MIDDLE RD
Twn/City:	BOXBOROUGH
St/Prov:	MA
Cntry:	
Own Occ:	
Postal:	01719
Type:	

ACTIVITY INFORMATION

Date	Result	By	Name
4/7/2003	PERMIT INT	999	COLLEEN W

PROPERTY FACTORS

Item	Code	Descripton	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewe	A	SEPTIC
n				Electri		

Exmpt:

CONDO INFORMATION

Location:	
Tll Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.00 %	Boxborough
Functional:	%	
Economic:	%	ParcelID
Special:	%	15-056-000
Override:	%	Pat Acct
Total:	0 %	2192

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
936	11.960			32,600	32,600
Total Card	11.960			32,600	32,600
Total Parcel	11.960			32,600	32,600

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: N/A | /Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2015	936			11.96	32,600	32,600	32,600
2014	936			11.96	32,300	32,300	32,300

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
TOWN OF BOXBORO	49155-20		6/25/2009	FORCLOSURE		No	No		
D&B REALTY TRUS	20605/218		6/19/1990	INTRA-CORP	1	Yes	No		

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value

More: N | Total Yard Items: | Total Special Featues: | Total:

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:		%	
Roof Struct:			
Roof Cover:			
Color:			
View /Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:		%	
Partition:			
Prim Floors:			
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

Print Date/Time 01/23/15 12:36:27

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

TAX DISTRICT

BUILDING PERMITS CARD 1 of 1 TOTAL ASSESSED:

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area: | Total:

Size Ad | Gross Area | FinArea

RES BREAKDOWN

No Unit	RMS	BRS	FL

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Grade Factor:	
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total	0
Juris. Factor	
Special Features:	0
Final Total:	0

COMMENTS

Legal Description

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
936	MUN/VAC/TA		11.96		ACRES	WET	0.3	0	9,090.	0.30	S3									32,615						32,600	

Total AC/HA: 11.96000 | Total SF/SM: 520978 | Parcel LUC: 936 | MUN/VAC/TAXT | Prime NB Desc: S3 | Total: 32,615 | Spl Credit | Total: 32,600 | More: Y

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

!2195!

PROPERTY LOCATION MAP 15 LOT 054 BLOCK 000

No	Alt No	Direction/Street/City
241		REED FARM ROAD, BOXBOROUGH

Unit #:

OWNERSHIP

Owner 1:	BOXBOROUGH TOWN OF
Street 1:	29 MIDDLE RD
Twn/City:	BOXBOROUGH
St/Prov:	MA Cntry: Own Occ:
Postal:	01719 Type:

ACTIVITY INFORMATION

Date	Result	By	Name
4/7/2003	PERMIT INT	999	COLLEEN W

PROPERTY FACTORS

Item	Code	Descripton	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewe	A	SEPTIC
n				Electri		

Exmpt:

CONDO INFORMATION

Location:	
Ttl Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.00 %	Boxborough
Functional:	%	
Economic:	%	ParcelID
Special:	%	15-054-000
Override:	%	Pat Acct
Total:	0 %	2195

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
936	23.200			31,600	31,600
Total Card	23.200			31,600	31,600
Total Parcel	23.200			31,600	31,600

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: N/A | /Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2015	936			23.2	31,600	31,600	31,600
2014	936			23.2	31,300	31,300	31,300

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
TOWN OF BOXBORO	49155-21		6/25/2009	FORCLOSURE		No	No		
D&B REALTY TRUS	20605/218		6/19/1990	INTRA-CORP	1	Yes	No		

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value

More: N | Total Yard Items: | Total Special Featues: | Total:

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
936	MUN/VAC/TA		23.2		ACRES	WET	0.3	0	9,090.	0.15	S3			WET	-50					31,633						31,600	

Total AC/HA: 23.20000 | Total SF/SM: 1010592 | Parcel LUC: 936 | MUN/VAC/TAXT | Prime NB Desc: S3 | Total: 31,633 | Spl Credit: | Total: 31,600 | More: Y

EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View /Desir:	

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:		%	
Partition:			
Prim Floors:			
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

Print Date/Time 01/23/15 12:36:20

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

TAX DISTRICT

BUILDING PERMITS CARD 1 of 1 TOTAL ASSESSED:

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area: | Total: | Size Ad | Gross Area | FinArea

RES BREAKDOWN

No Unit	RMS	BRS	FL

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Grade Factor:	
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total	0
Juris. Factor	
Special Features:	0
Final Total:	0

COMMENTS

Legal Description

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

!2196!

PROPERTY LOCATION MAP 15 LOT 060 BLOCK 000

No	Alt No	Direction/Street/City
117		LIBERTY SQUARE ROAD, BOXBORO

OWNERSHIP Unit #:

Owner 1:	BOXBOROUGH TOWN OF
Street 1:	29 MIDDLE RD
Twn/City:	BOXBOROUGH
St/Prov:	MA Cntry: Own Occ:
Postal:	01719 Type:

ACTIVITY INFORMATION

Date	Result	By	Name
4/7/2003	PERMIT INT	999	COLLEEN W

PROPERTY FACTORS

Item	Code	Descripton	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewe	A	SEPTIC
n				Electri		

Exmpt:

CONDO INFORMATION

Location:	
Ttl Units:	
Floor:	
% Own:	
Name:	

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:			%
Roof Struct:			
Roof Cover:			
Color:			
View /Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:			%
Partition:			
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

TAX DISTRICT

DEPRECIATION

Phys Cond:	0.00	%	Boxborough
Functional:		%	
Economic:		%	ParcelID
Special:		%	15-060-000
Override:		%	Pat Acct
Total:	0	%	2196

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

BUILDING PERMITS CARD 1 of 1 TOTAL ASSESSED:

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
936	4.650			12,900	12,900
Total Card	4.650			12,900	12,900
Total Parcel	4.650			12,900	12,900

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: N/A | /Parcel: N/A

OTHER FEATURES

Kits:	Rating:	
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area: Total:

Size Ad | Gross Area | FinArea

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Grade Factor:	
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total	0
Juris. Factor	
Special Features:	0
Final Total:	0

Print Date/Time 01/23/15 12:36:31

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2015	936			4.65	12,900	12,900	12,900
2014	936			4.65	12,600	12,600	12,600

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
TOWN OF BOXBORO	49155-22		6/25/2009	FORCLOSURE		No	No		
D&B REALTY TRUS	20605/218		6/19/1990	INTRA-CORP	1	Yes	No		

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value

More: N | Total Yard Items: | Total Special Featues: | Total:

COMMENTS

Legal Description

LOT 1

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
936	MUN/VAC/TA		4.65		ACRES	WET	0.3	0	9,270.	0.30	R3									12,932						12,900	

Total AC/HA: 4.65000 | Total SF/SM: 202554 | Parcel LUC: 936 | MUN/VAC/TAXT | Prime NB Desc: R3 | Total: 12,932 | Spl Credit | Total: 12,900 | More: Y

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

!1598!

PROPERTY LOCATION MAP 05 LOT 108 BLOCK 000

No	Alt No	Direction/Street/City
38		NASHOBA DRIVE, BOXBOROUGH

Unit #:

OWNERSHIP

Owner 1:	BOXBOROUGH TOWN OF
Street 1:	29 MIDDLE RD.
Twn/City:	BOXBOROUGH
St/Prov:	MA
Cntry:	
Own Occ:	
Postal:	01719
Type:	

ACTIVITY INFORMATION

Date	Result	By	Name

PROPERTY FACTORS

Item	Code	Descripton	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewe	A	SEPTIC
n				Electri		

Exmpt:

CONDO INFORMATION

Location:	
Ttl Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.00 %	Boxborough
Functional:	%	
Economic:	%	ParcelID
Special:	%	05-108-000
Override:	%	Pat Acct
Total:	0 %	1598

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
936	0.170			1,600	1,600
Total Card	0.170			1,600	1,600
Total Parcel	0.170			1,600	1,600

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: N/A | /Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2015	936			.17	1,600	1,600	1,600
2014	936			.17	1,500	1,500	1,500

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
REED FARM INC,	49155-23		6/25/2009	FORCLOSURE		No	No		
HARBISON	25123/556		1/13/1995	PORTION/ASSI	160,000	Yes	No		

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value

More: N | Total Yard Items: | Total Special Featues: | Total:

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
936	MUN/VAC/TA		0.17		ACRES	EXCESS		0	9,180.	1.00	S2									1,561						1,600	

Total AC/HA: 0.17000 | Total SF/SM: 7405 | Parcel LUC: 936 | MUN/VAC/TAXT | Prime NB Desc: S2 | Total: 1,561 | Spl Credit: | Total: 1,600 | More: Y

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:		%	
Roof Struct:			
Roof Cover:			
Color:			
View /Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:		%	
Partition:			
Prim Floors:			
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

Print Date/Time 01/23/15 12:36:09

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

TAX DISTRICT

BUILDING PERMITS CARD 1 of 1 TOTAL ASSESSED:

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area: | Total:

Size Ad | Gross Area | FinArea

RES BREAKDOWN

No Unit	RMS	BRS	FL

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Grade Factor:	
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total	0
Juris. Factor	
Special Features:	0
Final Total:	0

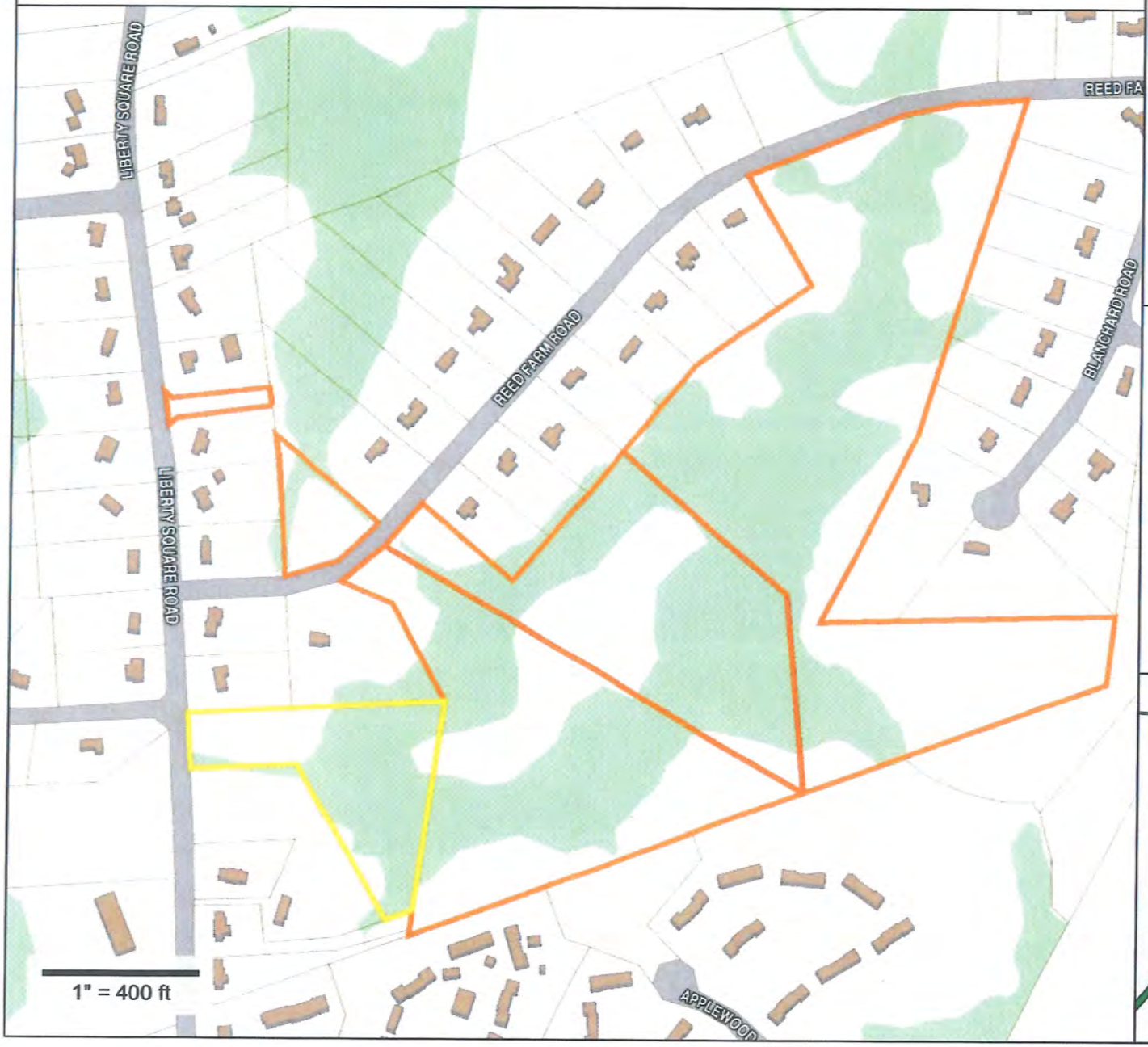
COMMENTS

Legal Description

PARCEL A

Town of Boxborough

January 26, 2015



Property Information

Property ID	11-6-551-1.0
Location	117 LIBERTY SQ RD
Owner	TOWN OF BOXBOROUGH

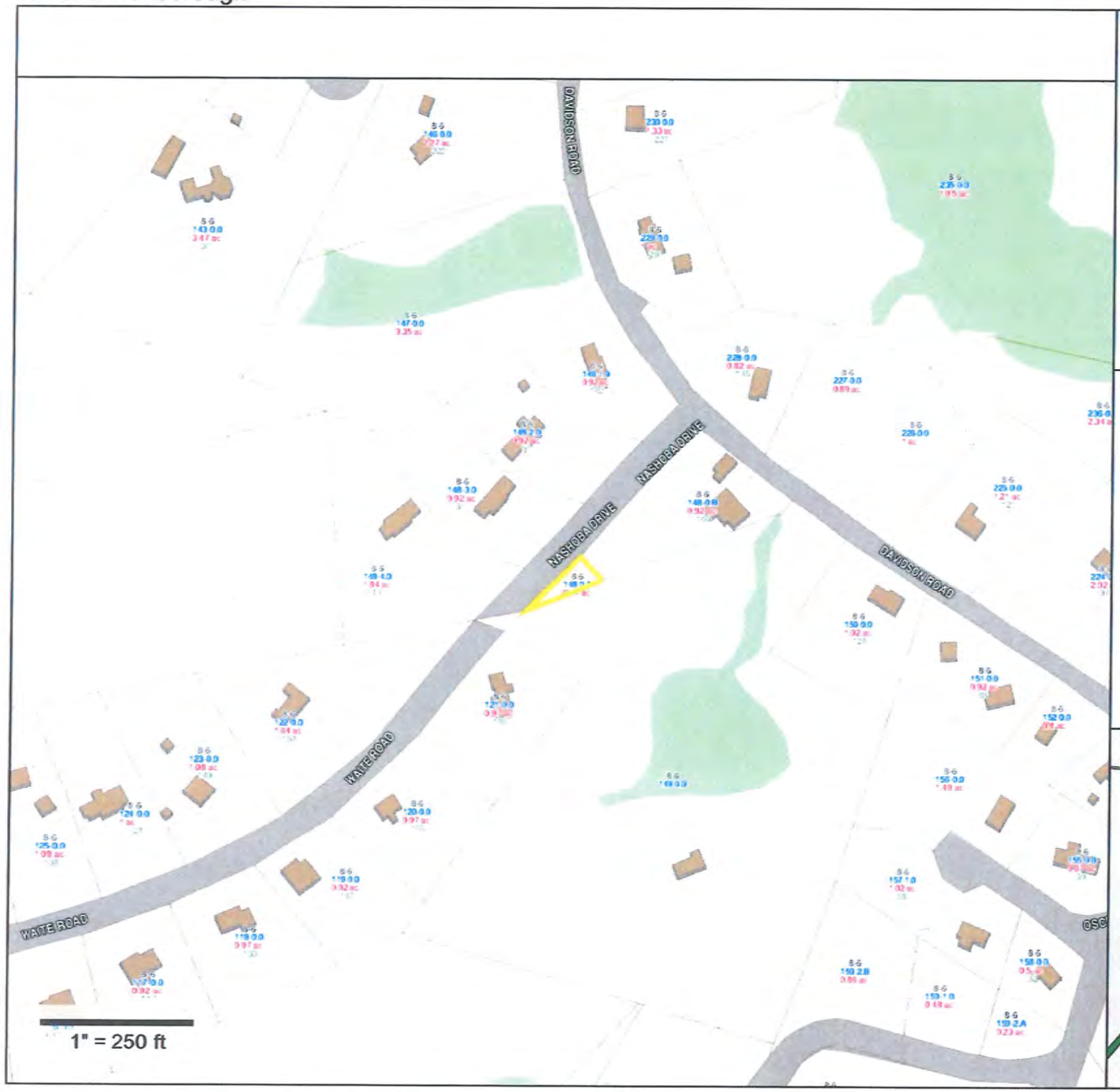
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2013

Town of Boxborough

January 26, 2015



Property Information

Property ID	08-6-148-0.A
Location	0 NASHOBA DR
Owner	TOWN OF BOXBOROUGH

BOXBOROUGH, MASS.

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2013

!133!

PROPERTY LOCATION MAP 17 LOT 013 BLOCK 000

No	Alt No	Direction/Street/City
1499		HAZARD LANE, BOXBOROUGH

OWNERSHIP

Unit #:	
Owner 1:	BOXBOROUGH TOWN OF
Street 1:	29 MIDDLE RD.
Twn/City:	BOXBOROUGH
St/Prov:	MA
Cntry:	
Own Occ:	
Postal:	01719
Type:	

ACTIVITY INFORMATION

Date	Result	By	Name
5/4/2007	INF FM OTHER	538	WILL NASER

PROPERTY FACTORS

Item	Code	Descripton	%	Item	Code	Description
Z	OP	OP	100	water	9	ART WL
o				Sewe	A	SEPTIC
n				Electri		

Exmpt:

CONDO INFORMATION

Location:	
Ttl Units:	
Floor:	
% Own:	
Name:	

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:			%
Roof Struct:			
Roof Cover:			
Color:			
View /Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:			%
Partition:			
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

TAX DISTRICT

DEPRECIATION

Phys Cond:	0.00	%	Boxborough
Functional:		%	
Economic:		%	ParcelID
Special:		%	17-013-000
Override:		%	Pat Acct
Total:	0	%	133

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

BUILDING PERMITS CARD 1 of 1 TOTAL ASSESSED:

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
936	5.470			16,400	16,400
Total Card	5.470			16,400	16,400
Total Parcel	5.470			16,400	16,400

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: N/A | /Parcel: N/A

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area: | Total:

Size Ad | Gross Area | FinArea

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Grade Factor:	
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total	0
Juris. Factor	
Special Features:	0
Final Total:	0

Print Date/Time 01/23/15 12:36:35

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2015	936			5.47	16,400	16,400	16,400
2014	936			5.47	16,400	16,400	16,400

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
WETHERBEE, EDWA	32236-290		8/20/2009	FORCLOSURE		No	No		
	387/77		1/1/1900	OTHER		No	No		

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value

More: N | Total Yard Items: | Total Special Featues: | Total:

COMMENTS

Legal Description

LAND SECTION

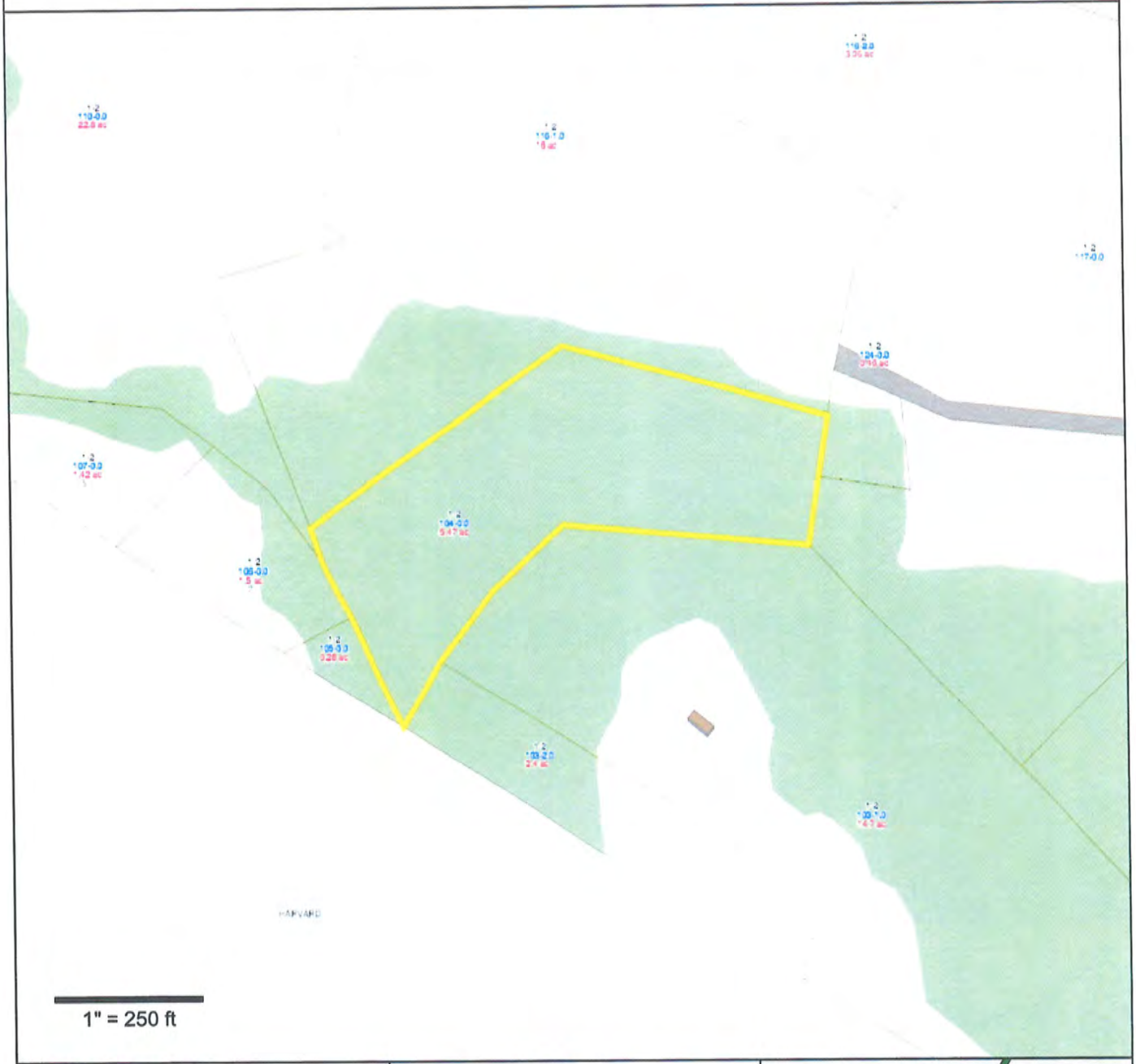
Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
936	MUN/VAC/TA		5.47		ACRES	WET	0.3	0	20,000.	0.15	C2			LANDLO(	-50					16,410						16,400	

Total AC/HA: 5.47000 | Total SF/SM: 238273 | Parcel LUC: 936 | MUN/VAC/TAXT | Prime NB Desc: C2 | Total: 16,410 | Spl Credit | Total: 16,400 | More: Y

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Town of Boxborough

January 26, 2015



Property Information

Property ID	01-2-104-0.0
Location	0 HAZARD LN
Owner	TOWN OF BOXBOROUGH

BOXBOROUGH, MASS.

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2013

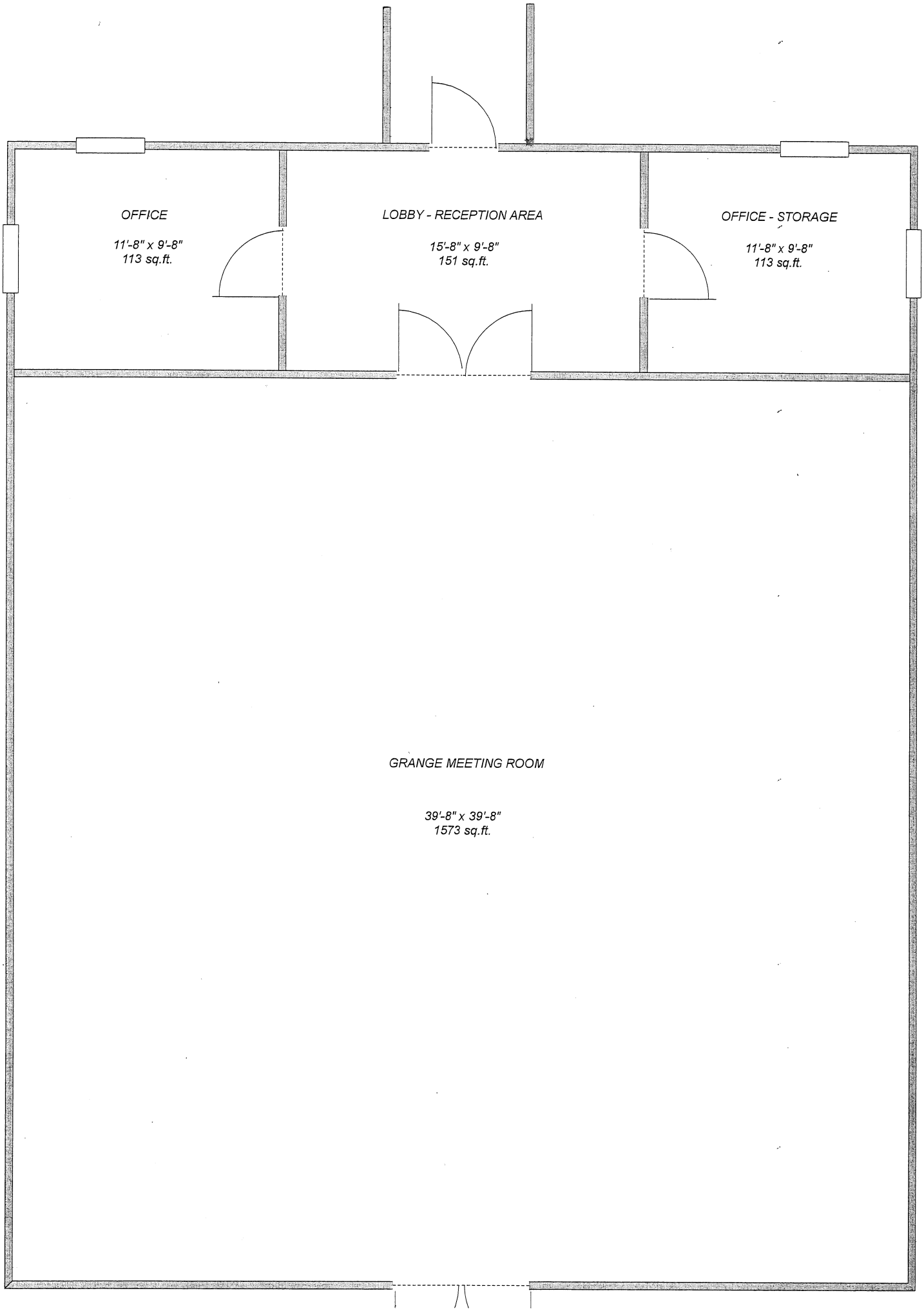
4a iv

FY16 - Health Insurance Cost Breakdown

Carrier Name	Plan Coverage	Premium (100%)	Town 75%	Employee 25%	Bi-Weekly Deduction	Bi-Weekly Increase	Plan Increase
Tufts	Ind	$ 637.00	$ 477.75	$ 159.25	$ 79.63	$ 7.05	9.7%
Tufts	Fam	$ 1,730.00	$ 1,297.50	$ 432.50	$ 216.25	$ 19.12	9.7%
Harvard Pilgrim	Ind	$ 649.00	$ 486.75	$ 162.25	$ 81.13	$ 7.18	9.7%
Harvard Pilgrim	Fam	$ 1,705.00	$ 1,278.75	$ 426.25	$ 213.13	$ 18.40	9.7%
Fallon Direct	Ind	$ 503.00	$ 377.25	$ 125.75	$ 62.88	$ 1.23	2.0%
Fallon Direct	Fam	$ 1,345.00	$ 1,008.75	$ 336.25	$ 168.13	$ 3.30	2.0%
Fallon Select	Ind	$ 533.00	$ 399.75	$ 133.25	$ 66.63	$ 1.31	2.0%
Fallon Select	Fam	$ 1,424.00	$ 1,068.00	$ 356.00	$ 178.00	$ 3.49	2.0%

Plan Design - All Plans

Plan Design Features	Costs / Charges
Plan Year Deductible	$250 I / $750 F
PCP Office Visit	$20
Preventative Services	$0
Specialist Office Visit	$35
Mental Health Office Visit	$20
Emergency Room	$100 copay, then deductible
Inpatient Admission	$500 copay, then deductible
Outpatient Surgery	$150 copay, then deductible
Radiology (MRI, CT & PET)	$100 copay, then deductible
Rx. - Retail	$10/$25/$50
Rx. - Mail Order	$20/$50/$110
Out of Pocket Maximum	Ind - $2000 Medical / ***$3000 Rx*** - $ 5,000 total Fem $4000 Medical / ***$6000 Rx*** - $10,000 total


OFFICE
11'-8" x 9'-8"
113 sq.ft.
LOBBY - RECEPTION AREA
15'-8" x 9'-8"
151 sq.ft.
OFFICE - STORAGE
11'-8" x 9'-8"
113 sq.ft.
GRANGE MEETING ROOM
39'-8" x 39'-8"
1573 sq.ft.

4c

BOXBOROUGH BOARD OF SELECTMEN
29 Middle Road, Boxborough, Massachusetts 01719
Phone: (978) 264-1712 · Fax: (978) 264-3127
www.boxborough-ma.gov

Vincent M. Amoroso, Chair | Robert T. Stemple, Clerk | Susan M. Bak | Leslie R. Fox | James J. Gorman

February 9, 2015

Matthew A. Beaton
Secretary, Executive Office of Energy and Environmental Affairs
100 Cambridge Street, Suite 900
Boston, MA 02114

RE: MEPA Filing for Jefferson at Beaver Brook, off Cunningham Road, Boxborough, MA

Dear Secretary Beaton,

Please accept this letter of support for Jefferson at Beaver Brook, the 244 unit Chapter 40B housing complex proposed by JPI/TDI Real Estate. The Town of Boxborough has been working closely with the proponent to aid them in bringing the project to fruition. Our Zoning Board unanimously approved the project back in 2008 and extended the permit again in 2014 with the Board of Selectmen's unanimous support.

While your agency is reviewing the environmental impacts of the project, please know that the Town, through the comprehensive permit process, has fully vetted the project and will continue to have an open flow of communication between the Town's Boards and department heads and the developer through final design review, construction and lease up of the project.

This project will help provide for the region's affordable housing needs and will further complement Boxborough's existing housing stock adding 182 new market rate apartment and 62 new affordable units with first class amenities.

The developer is diligently pursuing several required state permits for the construction of the project and is hoping for the project to break ground this summer or fall. Therefore, we request an expeditious review from your office so that the developer may continue with its regulatory review to bring this project to market. Please do not hesitate to reach out to our Board with any questions you may have. Thank you.

Sincerely,

Vincent M. Amoroso
Chairman, Boxborough Board of Selectmen

JEFFERSON AT BEAVER BROOK

BOXBOROUGH, MA

JPI

ALLEN & MAJOR ASSOCIATES, INC.

FEBRUARY 2, 2015
SCALE: 1" = 50'

4e

Capital Outlay Special Article Request Form

FY 2016

Department: Recreation Dept.
Contact Person: Mitzi Garcia-Weil
Phone: 978-263-5497/ 978-273-1426

Date: 10 December, 2014
Title: Treasurer

Special Appropriation Request: T.J. O'Grady Skate park expansion
Anticipated Cost: $40,000.00

Please fill in the relevant information for your Special Article Request according to the following categories:

Current Information

1. Equipment or Building:
2. Maintenance to be Performed: The T.J. O'Grady Skate Park on Hayward Rd. in Acton is expanding to include a skate bowl which was part of the original design for initial construction and entering phase two of construction of the skate plaza. Phase two converts the barren 100' x 100' area remaining after the removal of the original Skate Park parking due to the construction of the Lower Fields driveway from Hayward Rd., Acton onto the Regional H.S. grounds. It provides an attractive formal entrance to the skate complex, a viewing area for onlooker and handicap accessible park amenities for Skate Park patrons. It features a world-class skating course around a bio-retention area.
3. Rationale for Maintenance: On November 21,1998, T.J. O'Grady, at 14 year old Boxborough resident was struck by a motor vehicle on Spencer Rd. and killed. He was the co-founder of the skate board club at Acton Boxborough Regional High School. The students who were involved with T.J. in the skate club started a grass roots movement to build a skate park and name it after T.J. in his memory. Back in 2004 (or 2005) our recreation commission came to the floor of town meeting requesting $40,000.00 to aid in the construction of the skate park being built near the high school in T.J.'s memory. The Rec. Comm. had just returned over $60,000.00 in funds that were not used for the construction of Liberty Fields. Unfortunately, town meeting refused funding a portion of the skate park so the Town of Acton put up $210,000.00 to build a smaller version of the original plan since Boxborough did not assist in funding the project. Now the plan is to complete the original design (which included the skate bowl) and expand the park to also include a skating course. We would very much like to support the entire Acton / Boxborough community by supplying some of the funding for the expansion of the Skate Park.

PROJECT APPLICATION FORM – 2015

Applicant: Town of Acton **Submission Date: 11/17/14**

Applicant's Address, Phone Number and Email

Stephen L. Ledoux, Acton Town Manager
472 Main Street
Acton, MA 01720
sledoux@acton-ma.gov

Purpose: (Please select all that apply)

- O Open Space
- O Community Housing
- O Historic Preservation
- X Recreation

Town Committee (if applicable): Recreation Commission

Project Name: Skatepark Expansion – Phase 2, Skate Plaza

Project Location/Address: 66 Hayward Rd., Acton, MA

Amount Requested: $160,000

Project Summary:

Estimated Date for Commencement of Project: August 2015
Estimated Date for Completion of Project: October 2015

The Natural Resources Department has recently approved the T.J. O'Grady Skate Park Expansion Design by Action Sports Design/Stantec, and a two-phased construction plan has emerged. Phase 1, the construction of a skate bowl, is being prepared to go out to bid. It was funded by a 2012 Town of Acton CPA Skate Bowl grant for $210,000. This Phase 1 project included the construction of 11 parking spaces and infrastructure improvements for $110,000 in the Lower Fields parking area, in tandem with the opening of the Lower Fields facility. The remaining funds will construct the skate bowl.

Phase 2, construction of the skate plaza, converts the barren 100' x 100' area remaining after the removal of the original Skate Park parking lot due to the construction of the Lower Fields driveway from Hayward Rd. onto the school grounds. It provides an attractive formal entrance to the skate complex, a viewing area for onlookers and handicap accessible park amenities for Skate Park and Lower Fields patrons. It features a world-class triangular skating course around a bio-retention area.

With the completion of Phase 1, the skate bowl installation, Phase 2 will complete the full expansion of the Skate Park, as designed by ASD/Stantec, a $15,000 engineered design paid for with Recreation funds.

If the project is not funded, an incomplete town skateboarding facility next to ABRHS & FOLF's cutting edge Lower Fields facility will remain. This upgrade will bring our skate park to equal footing, in keeping with the Lower Fields, which shares the parking area with the Skate Park.

Cost Estimate for Skate Park Expansion Design from ASD/Stantec:

- 1,730 S.F Bowl Section - $ 70,000 PHASE 1 - currently going out to bid
- 4,000 S.F. Plaza Section - $160,000 PHASE 2 - applying for 2015 CPA funding

Leveraged funds: The Recreation Department paid for the $15,000 overall design engineered by ASD/Stantec. In addition, Skate Park users have offered to fundraise and other stakeholders are being approached.

7a

MINUTEMAN
A REVOLUTION IN LEARNING

Received
1-20-2015

January 21, 2015

Mr. Patrick McIntyre
29 Middle Road
Boxborough, MA 01719

Dear Mr. McIntyre,

The Minuteman Regional Vocational Technical School District School Committee approved preliminary assessments based on the 2016 Governor's Budget House 1 at its meeting on Jan 20th, 2015. Assessments have been calculated based on the minimum contributions included in the 2016 State budget. School Committee will be meeting in September, 2015 and reviewing the final budget and assessment figures based on the final approved state budget. We will send notice of revised figures, if any, after that meeting.

We have established the following schedule which will allow for compliance with Section XI "Fiscal Year".

On or before August 1st, 2015	$ 20,677		
On or before September 1st, 2015	$ 20,677	**25 %**	$ 41,354
On or before October 1st, 2015	$ 19,298		
On or before November 1st, 2015	$ 19,298		
On or before December 1st, 2015	$ 19,298	**60%**	$ 57,895
On or before January 1st, 2016	$ 8,271		
On or before February 1st, 2016	$ 8,271		
On or before March1st, 2016	$ 8,271	**75%**	$ 24,812
On or before April 1st, 2016	$ 20,677		
On or before May1st, 2016	$ 20,677	**100%**	$ 165,414
Total	$ **165,414**		

Please consider this letter as request for payment according to the above schedule. If you have any questions about the assessment, Please contact Kevin F. Mahoney Assistant Superintendent of Finance at kmahoney@minuteman.org or 781-861-6500 Ext 220.

Sincerely,

Laurie Elliott

Treasurer

cc: Chairman, Finance Committee
Chairman, Board of Selectmen

MINUTEMAN
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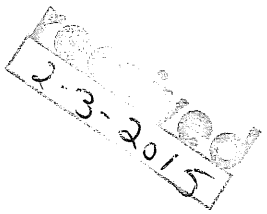
January 30, 2015



Vincent Amoroso, Chair
Board of Selectmen
Town of Boxborough
Town Hall
29 Middle Rd.
Boxborough, MA 01719

Dear Chair Amoroso:

I am writing on behalf of the Minuteman Regional School Committee to request that the Boxborough Board of Selectmen place on the warrant for the 2015 Boxborough Annual Town Meeting the enclosed Article. Additionally, we request that this Article be placed on the warrant in close proximity to other school related Articles.

Please feel free to contact Superintendent Edward Bouquillon, who would be happy to provide whatever further information you or the other Selectmen might desire. Thank you for your cooperation.

Sincerely,

Nancy Banks

Nancy Banks, Secretary
Minuteman School Committee

cc: Town Administrator Selina Shaw
Enclosure

ARTICLE #____. AMENDMENTS TO THE REGIONAL SCHOOL DISTRICT AGREEMENT OF THE MINUTEMAN REGIONAL VOCATIONAL SCHOOL DISTRICT

To see if the Town will vote, consistent with Section VII of the existing "Agreement With Respect to the Establishment of a Technical and Vocational Regional School District" for the Minuteman Regional Vocational School District, to accept the amendments to said Agreement which have been initiated and approved by a vote of the Regional School Committee on March 11, 2014 and which have been submitted as a restated "Regional Agreement" bearing the date of March 11, 2014 to the Board of Selectmen of each member town.

February 11, 2015

Presented by:
Edward A. Bouquillon. Ph.D.
Superintendent-Director

MINUTEMAN
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Presentation to Boxborough Board of Selectmen

A REVOLUTION IN LEARNING

Agenda

- FY 2016 Budget
- New Minuteman Educational Program Plan
- Building Project Report
- Regional Agreement Update
- Comments and Questions

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[2]

February 11, 2015

Presented by:
Kevin F. Mahoney
Assistant Superintendent of Finance

MINUTEMAN
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FY16 Budget Proposal

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Overall – FY16 Budget

Proposed FY16 Budget = $19,831,003

- Increase in Overall Budget = 0.9%

Assessment Totals will be adjusted to reflect the Governor's budget proposal to be issued in March 2015

FY16 Budget Impacts

- Transition to a 628 student enrollment
- Implement 16 programs under the Educational Program plan
- Establish OPEB Trust – Fund $50,000
- Fund Critical Building Repairs
- Health Insurance (7% Increase)
- School Bus Transportation contract

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[5]

Special Education Assessment Revisions

- Revisions based on DESE directive
- No SPED assessment to member towns based on enrollment
  - Included in Operating Assessment Share
  - Non-resident communities pay $4,500 per student

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[6]

Budget Impacts Beyond FY16

- Establish 628 enrollment and 16 Programs
  - Close 2 programs
  - Add 2 programs
  - Merge 2 CVTE programs
- Focus is on Increasing in-district enrollment
- Program Closures - ***will have cost implications***
- DESE Closure procedures results in short-term excess staffing

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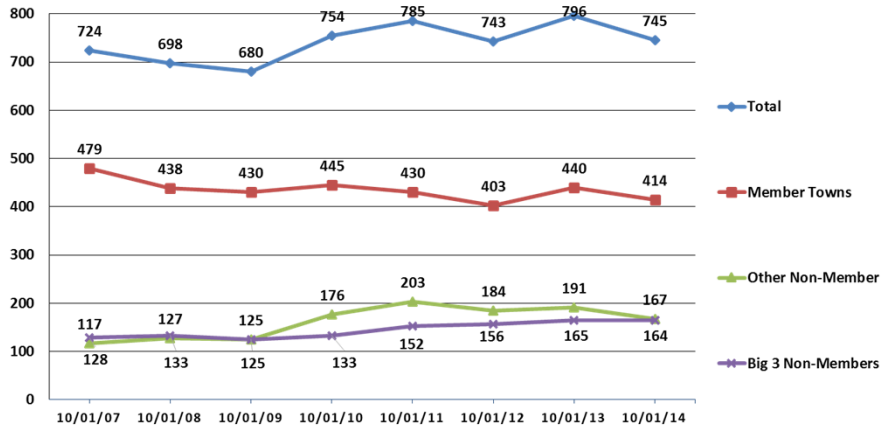
[7]

Overall Enrollment



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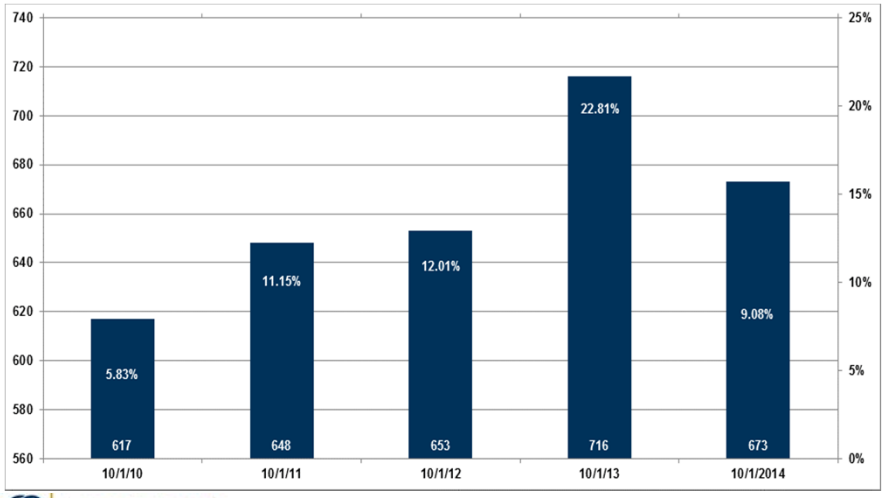
[8]

Total Enrollment and % Change Since 2010 for Grades 9-12



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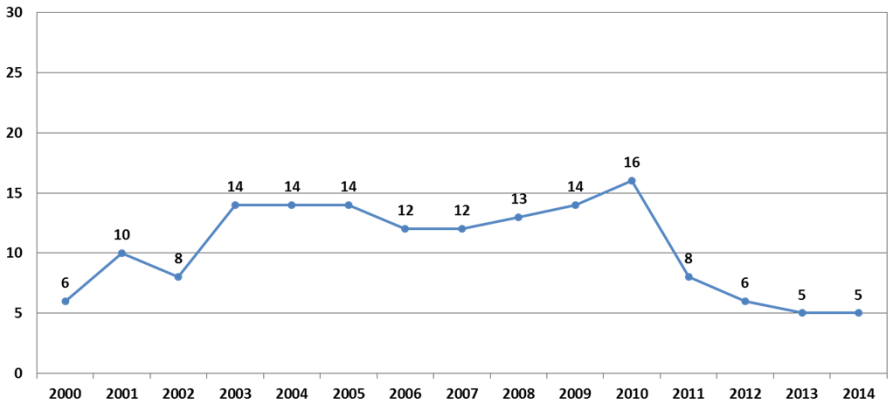
[9]

Boxborough Historical Enrollment



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[10]

Boxborough Estimated Assessment

FY	Total FTE* Students	Assessment	Per Pupil HS Avg Cost	Per Pupil HS Avg Sped Cost	Transportation	Capital	Post Graduate	Middle School	Total Assessment
2016	**5**	**$112,241**	**$22,448**	**$22,448**	**$6,459**	**$14,118**	**$3,375**	**$29,221**	**$165,414**
2015	5	$93,342	$23,335	$27,835	$5,958	$12,267	$3,000	$34,960	$149,527
2014	6	$109,312	$20,962	$25,462	$9,932	$18,049	$3,000	$37,265	$177,558
2013	8	$161,557	$19,865	$24,365	$11,215	$14,892	$3,000	$37,265	$227,929
2012	16	$268,452	$19,746	$24,246	$17,577	$40,561	$18,000	$37,203	$381,793

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[11]

FY16 Revenue

- Ch. 70 estimated increase of $10,275
- Transportation Reimb. increase of $85,961
- Decrease In Prior Yr. non-resident tuition ($547,645)
  - FY15 enrollment reduction
  - FY16 tuition rates to be reduced

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[12]

FY16 Estimated Revenue Plan

	FY2014 ACTUAL	FY2015 BUDGET	FY2016 PROPOSED	FY15-FY16 DIFFERENCE
Assessments	$9,891,196	$10,270,150	$10,889,497	$619,347
Chapter 70 Aid	$2,150,902	$2,166,677	$2,176,952	$10,275
Transportation Reimbursement	$873,863	$760,241	$846,202	$85,961
Prior Year Tuition	$5,100,000	$5,965,997	$5,418,352	($547,645)
Current Year Tuition	$600,000	$382,000	$400,000	$18,000
Current Year Medicaid	$28,323	$0	$0	$0
Current Year Interest	$5,765	$0	$0	$0
E & D Budget Appropriation	$100,000	$100,000	$100,000	$0
TOTAL	$18,750,049	$19,645,065	$19,831,003	$185,938

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[13]

FY16 Proposed Budget By State Function Code

ACCOUNT CODE	ACCOUNT DESCRIPTION	FY2014 ACTUAL	FY2015 BUDGET	FY2016 PROPOSED	DIFFERENCE
1000	Administration	$1,531,716	$1,821,306	$1,745,339	($75,967)
2000	Student Instructional Services	$9,092,891	$9,804,463	$10,000,498	$196,035
3000	Student Services	$2,007,592	$2,078,210	$2,124,081	$45,871
4000	Operation & Maintenance	$1,844,858	$1,835,044	$1,833,095	($1,949)
5000	Insurance, Retirement, Leases	$2,694,529	$2,961,579	$2,886,935	($74,644)
6000	Community Services	$100,000	$100,000	$100,000	$0
7000	Asset Acquisition & Improvement	$772,731	$550,985	$590,973	$39,988
8000	Debt Service	$433,862	$463,477	$520,082	$56,605
9000	Tuition Payments	$61,523	$30,000	$30,000	$0
	GENERAL FUND	$18,539,702	$19,645,064	$19,831,003	$185,939

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[14]

Capital Expenditures

PROJECT	SCOPE OF WORK	ESTIMATED COST
Building and Grounds Repairs/Improvements	Road Repairs to access road /Parking lots	$276,000
	Building Repairs as Necessary	
	TOTAL - Building and Grounds Repairs/Improvements	$276,000
Building Maintenance	Rehab Fire Alarm Equipment	$22,000
	Replacement 2 sets of interior doors	$16,000
	Replace Bldg Emergency Generator	$14,500
	Replace Flooring -3N50 Hallway	$10,000
	TOTAL - Building Maintenance	$62,500
Vehicles	15 Passenger Van (used)	$20,970
	Trailer	$7,000
	John Deere Tractor	$39,503
	TOTAL - Vehicles	$67,473
Stabilization Fund	Annual Funding - Stabilization Fund	$100,000
	TOTAL - Stabilization Fund	$100,000
TOTAL - Capital Repairs/Improvements		$505,973

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[15]

February 11, 2015

Presented by:
Edward A. Bouquillon, Ph.D.
Superintendent-Director

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New Educational Program Plan

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Educational Program Plan

- Supports a Career Academy Model
  - Two Academies plus a "Shared" House
  - Greater Integration of Curriculum
  - Flexibility in Project-Based Learning
  - Flexibility in Scheduling
  - Common Planning Time
- 4 Year Transition to this Model has Begun
  - Closing Two Programs
  - Merging Two Programs
  - Adding Two New Programs

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[17]

Engineering, Construction, & Trades Academy	Life Sciences & Services Academy	Shared House	
Electrical	Culinary Arts & Hospitality	Advanced Placement	Health & Safety
Advanced Manufacturing	Cosmetology & Barbering	Nursing Services	Entrepreneurship
Carpentry	Early Education & Care	Library	Financial Literacy
Automotive	Health Occupations	Special Education	Digital Literacy
Plumbing	Environmental Science	Physical Education	Reading Consultancy
Design & Visual Communications	Biotechnology	Humanities	Portfolios
Programming & Web Development	Horticulture	Guidance	Executive Function
Robotics Engineering Automation		Math	Co-Op
Multi-Media Engineering		Science	Project Based Learning
		English	Common Planning Time

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Advanced Manufacturing & Metal Fabrication in Practice

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[19]

Multi-Media Engineering

- Creative industries include:
  - Advertising and Marketing
  - Architecture
  - Visual Arts
  - Design
  - Film and Media
  - Music and Performance
  - Publishing

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[20]

Increasing Interest from Members

- Marked Shift in Parental Perception of CTE
  - Harvard Pathways to Prosperity Project
  - National Public Radio, Marketplace series.
  - Boston Globe, Boston Herald, etc.
- Strategic Plan being implemented to Attract and Retain
  - Minuteman Team of teachers, counselors & administrators formed
  - Working with a National Expert that has track record.
- The District
  - Nearly 4,000 8th Grade Students.
  - < 4.0% of 8th grade applications = 112 freshman/year
  - 6.0% application rate = 240 (.7) = 168 freshman = 616
  - Increased Interest being seen as 300 8th graders Toured

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[21]

February 11, 2015

Presented by:
Edward A. Bouquillon, Ph.D.
Superintendent-Director

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The Building Project

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Current Facility

- 1972: 305,808 Square Foot Building Construction with Open Classroom Design
- 2009: $5 Million ESCO Project to Improve Core Energy Systems
- 2009: MSBA Feasibility Study Invitation
- 2014: MSBA Grants Minuteman a Final Extension to June 30, 2016
- 2015: Preliminary Project Cost Estimates Released

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[23]

MSBA Reimbursement

- Grandfathered **40%** Base Reimbursement
- Current **32%** Base MSBA Reimbursement

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[24]

Preliminary Cost Estimates

	Total Cost	District Share	Duration
Renovation	$176.5 million	$105.9 million	5 years
Renovation/Addition	$175.3 million	$105.2 million	4 years
New School w/ Demolition	$144.9 million	$86.9 million	2.75 years
New School	$132.6 million	$79.6 million	2.5 years
Repair – No Ed Plan	$71.7 million	$71.7 million	10 years
Repair – w/ Ed Plan	$141.7 million	$141.7 million	10 years

Note: Estimates for the four MSBA-supported options are from Kaestle Boos Associates, Inc., project architect. Estimates for the two non-MSBA options were compiled by an 8-member subcommittee of the School Building Committee and were based on estimates from Daedalus.

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Schedule

- Today through April 1: Meet With Town Officials and Citizens; Feedback from Residents on Options
- May 2015: District School Committee Votes for a Preferred Option
- June 30, 2015: Regional Agreement Approved

- July 2015: MSBA Names Preferred Option
- Spring 2016: Town Meeting Votes to Approve Project
- 2018: Construction Starts

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[26]

February 11, 2015

Presented by:
Edward A. Bouquillon, Ph.D.
Superintendent-Director

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The Regional Agreement

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Regional Agreement

- Where Do We Stand?
- Intermunicipal Agreements
- Impact
- Discussion

Protocol for Simultaneously Adopting Amended Agreement and Withdrawing

1) Each town that will have an article in this year's ATM Warrant asking if voters wish to withdraw from Minuteman Regional School District (**MM**) shall notify **MM**'s School Committee (**SC**) of that fact by (**TBD**) and request that the Town be named in the **Initial Procedure for Withdrawal** Section of the Proposed Amended Agreement as discussed below.

2) By (**TBD**) **SC** shall draft a 2015 Proposed Amended Agreement (**PA15**) and circulate it to each of the member towns for inclusion in the Warrants for their respective ATM's for 2015. **PA15** shall include all provisions of the Proposed Amended Agreement dated March 11, 2014 that was circulated for approval to the member towns at their 2014 ATM's (**PA14**), plus a new section entitled "**Initial Procedure for Withdrawal**" which shall include the following provisions:

a) A provision naming each of the member towns that has qualified ("**Qualifier**") by giving notice pursuant to paragraph 1 above;

b) A provision setting the date on which the **Initial Procedure for Withdrawal** shall expire and before which the Town Clerk of any **Qualifier** may certify to **MM** that, at Town Meeting, the voters of that Town voted by a simple majority to withdraw from **MM**. Any certification received after the **Initial Procedure for Withdrawal** expires shall be treated as a notice of desire to withdraw under the procedure set forth in **PA14**, Section IX;

c) A provision stipulating that a vote by any member town to adopt **PA15** constitutes approval by that member town of the withdrawal of any **Qualifier** that has complied with the provisions of the **Initial Procedure for Withdrawal**;

d) A provision stipulating that approval of **PA15** by the Commissioner of Education shall constitute approval by the Commissioner, in accordance with 603 CMR 41.03(2), of the withdrawal of any **Qualifier** that has complied with the provisions of the **Initial Procedure for Withdrawal**;

e) A provision stipulating that withdrawal of a **Qualifier** shall become effective on July 1 of the year following approval by the Commissioner of **PA15;**

f) A provision stipulating that a **Qualifier** departing pursuant to the provisions of the **Initial Procedure for Withdrawal** shall be subject to the Continuing Obligations After Withdrawal set forth in **PA14**, Section IX (B).

3) Each member town shall include in its 2015 ATM Warrant an article asking if voters approve:

a) **PA14**, (unless already approved by that town), and

b) **PA15**.

4) Each **Qualifier** shall include in its 2015 ATM Warrant an article asking if voters approve:

a) Giving notice to **MM** of its desire to withdraw pursuant to the **Initial Procedure for Withdrawal**,

b) **PA14**, (unless already approved by that town), and

c) **PA15**.

8a

ADMINISTRATION

Memo

To: Board of Selectmen
From: Selina Shaw, Town Administrator
Date: February 9, 2015
Cc: Patrick McIntyre, Town Treasurer
Re: Hammond Scholarship

Since the 1990's, with the exception of the period 2004 – 2007, the town has awarded the John and Elsie Hammond Scholarship to a graduating senior at Acton-Boxborough Regional High School who is a Boxborough resident and graduate of the Blanchard School. The Scholarship has been funded by the interest income on a $20,000 trust fund that was established in the memory of the Hammonds.

Through 2003, the scholarship was awarded in the amount of $1,200. In 2008, after a four-year hiatus in the mid 2000's, the expendable portion of the fund had been sufficiently replenished to resume funding the award at the $1,200 level through 2011. However, in 2012, again hit by declining investment income, we decreased the award from $1,200 to $750. Once again, we are faced with a decreased expendable balance; currently only $241 is available.

I respectfully request that the Selectmen consider holding off on awarding the scholarship this year, allowing the fund an opportunity to be replenished for future awards. We will continue to monitor the balance in the account and provide a recommendation in future years as appropriate.

The Town Treasurer will be available at your meeting on the 9th and would be happy to address any questions.

Thank you for your consideration of this matter.

9a

Internal Communications and Outgoing Communications
February 9, 2015

1. Letter from Comcast xfinity' s Senior Manager of Gov't & Community Relations, Ben Pearlman, dated January 28, 2015, to the Board of Selectmen accompanying their annual Form 500 (Complaint Data) for 2014.

2. Letter from Verizon FiOS TV's Senior Staff Consultant, Jill Reddish, dated January 31, 2015, to the Board of Selectmen accompanying their annual Form 500 (Complaint Data) for 2014.

3. MEMA Related Communications regarding January 26-28, 2015 Blizzard and submission of an Initial Damage Assessment (IDA)#:
    a. Email chain forwarded by DPW Department Assistant, Vicki Franz, starting January 31, 2015, requesting the submission of an IDA.
    b. Memorandum [accompanying email] outlining IDA submission requirements

# Indicates that the item had been previously distributed.

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Minutes, Notices and Updates
February 9, 2015

Minutes

NONE

Notices

1. Notice of a A-B Regional School Committee Budget Subcommittee meeting held February 5, 2015

2. Notice of a Finance Committee Meeting to be held February 9, 2015 [Snow Date: 2/11/15]

3. Notice of a Minuteman Regional School Building Committee meeting to be held February 9, 2015

4. Notice of a Recreation Commission meeting to be held February 10, 2015

5. Notices from the Energy Committee:
   a. Meeting to be held February 11, 2015
   b. "Go Solar" flyer – Forum to be held April 16, 2015

6. Notice of an Acton-Boxborough Cultural Council meeting to be held February 12, 2015

7. Notice of a Steele Farm Advisory Committee meeting to be held February 17, 2015