

KESSEL, DANIEL E., SR. & JEAN M.
1 PHANEUF STREET
MIDDLETON MA 01949

B7125P46

Inspection Witnessed By:

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

Notes:
FOR 4-1-16 INSP. STRUCTURE HAS NO SPETIC, NO WELL.
BUILDING IS SHELL ONLY. JEANNIE KESSEL 978-774-8338.
CALL AFTER WORKUP. 7/18/16 PRIMITVE, ROUGH
STRUCTURE; NO WELL OR SEPTIC; SEASONAL ONLY.
10/23 - DB NO TRESPASS SIGNS, NO PIC DUE TO SIGNS

Windsor

Property Data			Assessment Record																																																																																																																																																																																		
Neighborhood 11 Nbhd 11			Year	Land	Buildings	Exempt	Total																																																																																																																																																																														
Tree Growth Year 0			2011	18,000	28,200	0	46,200																																																																																																																																																																														
Open Space (Year) 0			2012	18,000	28,200	0	46,200																																																																																																																																																																														
Farmland (Year) 0			2013	18,000	28,200	0	46,200																																																																																																																																																																														
Zone/Land Use 11 Rur Agricultural			2014	18,000	28,200	0	46,200																																																																																																																																																																														
Secondary Zone			2015	18,000	28,200	0	46,200																																																																																																																																																																														
Topography 2 Rolling			2016	18,000	9,500	0	27,500																																																																																																																																																																														
1.Level 4.Below St 7.			2017	18,000	9,500	0	27,500																																																																																																																																																																														
2.Rolling 5.Low 8.			2018	18,000	9,500	0	27,500																																																																																																																																																																														
3.Above St 6.Swampy 9.			2019	18,000	9,500	0	27,500																																																																																																																																																																														
Utilities 9 None 9 None			2020	18,000	9,500	0	27,500																																																																																																																																																																														
1.Public 4.Dr Well 7.Cesspool			2021	18,000	9,500	0	27,500																																																																																																																																																																														
2.Water 5.Dug Well 8.Lake Water			2022	18,000	9,500	0	27,500																																																																																																																																																																														
3.Sewer 6.Septic 9.None			2023	18,000	9,500	0	27,500																																																																																																																																																																														
Street 2 Semi-Improved			2024	32,300	64,800	0	97,100																																																																																																																																																																														
1.Paved 4.Proposed 7.			<table border="1"> <thead> <tr> <th colspan="2">Front Foot</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Type</th> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>11.Commercial Lot</td> <td></td> <td></td> <td>%</td> <td></td> <td>1.Open Space Red</td> </tr> <tr> <td>12.Not Used</td> <td></td> <td></td> <td>%</td> <td></td> <td>2.Excess Frtg</td> </tr> <tr> <td>13.Commercial Lot</td> <td></td> <td></td> <td>%</td> <td></td> <td>3.Topography</td> </tr> <tr> <td>14.Not Used</td> <td></td> <td></td> <td>%</td> <td></td> <td>4.Size/Shape</td> </tr> <tr> <td>15.Miscellaneous</td> <td></td> <td></td> <td>%</td> <td></td> <td>5.Access</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>6.Restriction</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>7.Corner Infl</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>8.View/Environ</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>9.Fract Share</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>Acres</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>30.Prime Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>31.Blueberry/Hort</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>32.Pasture</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>33.Orchard</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>34.Software(Farm</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>35.Mixed Wood (Fa</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>36.Hardwood (Farm</td> </tr> <tr> <td></td> <td>21</td> <td>1.00</td> <td>90 %</td> <td>5</td> <td>37.Software</td> </tr> <tr> <td></td> <td>22</td> <td>1.00</td> <td>90 %</td> <td>5</td> <td>38.Mixed Wood</td> </tr> <tr> <td></td> <td>25</td> <td>1.00</td> <td>100 %</td> <td>0</td> <td>39.Hardwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>40.Wasteland</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>41.Miscellaneous</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>42.Mobile Home Si</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>43.Condo Site</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>44.Lot Improvemen</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>45.Utility Valuat</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>46.Miscellaneous</td> </tr> </tbody> </table>					Front Foot		Effective		Influence		Influence Codes	Type	Frontage	Depth	Factor	Code	11.Commercial Lot			%		1.Open Space Red	12.Not Used			%		2.Excess Frtg	13.Commercial Lot			%		3.Topography	14.Not Used			%		4.Size/Shape	15.Miscellaneous			%		5.Access				%		6.Restriction				%		7.Corner Infl				%		8.View/Environ				%		9.Fract Share				%		Acres				%		30.Prime Lot				%		31.Blueberry/Hort				%		32.Pasture				%		33.Orchard				%		34.Software(Farm				%		35.Mixed Wood (Fa				%		36.Hardwood (Farm		21	1.00	90 %	5	37.Software		22	1.00	90 %	5	38.Mixed Wood		25	1.00	100 %	0	39.Hardwood				%		40.Wasteland				%		41.Miscellaneous				%		42.Mobile Home Si				%		43.Condo Site				%		44.Lot Improvemen				%		45.Utility Valuat				%		46.Miscellaneous
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			Total Acreage 2.00																																																																																																																																																																																		

Windsor

Map Lot 06-072-B

Account 521

Location 15 DUNTON ROAD

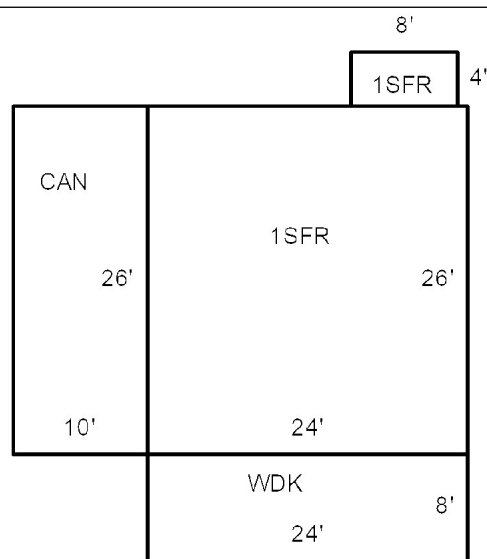
Card 1 Of 1 10/24/2024

Building Style 9 Other	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Cottage	Secondary heat 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Mobile	Heat Type 100% 9 Not Heated	3. 6. 9.
4.Cape 8.Log 12.Gar/Apt	1.HW 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.Radiant	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories 1 One Story	4.Steam 8.Monitor/ 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 9 None
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5. 8.
Exterior Walls 1 Wood Siding	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.Other	Kitchen Style 9 None	Unfinished % 0%
2.Vin/Al 6.Brick 10.Cement	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 100%
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.SC Grade
Roof Surface 1 Asphalt Shingles	Bath(s) Style 9 None	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.SS	1.Modern 4.Obsolete 7.	SQFT (Footprint) 624
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 2 Fair
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 1	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 0	Phys. % Good 0%
Year Built 1993	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers	# Fireplaces 0	1.Incomp 4.Long Ter 7.Damage
1.Concrete 4.Wood 7.		2.O-Built 5.Dilapid 8.Basement
2.C Block 5.Slab 8.		3.MoHoNoLa 6.Util/Lay 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 5 Crawl Space		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 9.None 7.
2.1/2 Bmt 5.Crawl Sp 8.		1.Location 5. 8.
3.3/4 Bmt 6. 9.None		2.Encroach 6. 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.	3.Informed 6. 9.	
3.Wet 6. 9.	Information Code 5 Estimate	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 8/01/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 1 Story Frame	1993	32	2 100	2	0 %	100 %	
61 Canopy/Carport	1993	260	2 100	2	0 %	100 %	
68 Wood Deck	1993	192	2 100	2	0 %	100 %	
					%	%	
					%	%	
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- 1.1 Story Frame
- 2.2 Story Frame
- 3.3 Story Frame
- 4.1-1/2 Story Fr
- 5.1-3/4 Story Fr
- 6.2-1/2 Story Fr
- 21.Open Frame Por
- 22.Encl Frame Por
- 23.Frame Garage
- 24.Frame Shed
- 25.Frame Bay Wind
- 26.1SFr Overhang
- 27.Unfin Basement
- 28.Unfinished Att
- 29.Finished Attic