

CODY, GEORGE E. & CHERYL C., TRUSTEES  
G & C CODY FAMILY TRUST  
3 TRADING POST PATH  
MIDDLEBORO MA 02346

B8959P176

Previous Owner  
ALLEN, GLEN & SUE  
C/O GEORGE & CHERYL CODY, TRUSTEES  
64 WEST STREET  
FRANKLIN MA 02038  
Sale Date: 6/26/2006

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
5/26/2020 Changed address from 96 Gouling St. West, Sherborn, MA 01770 to 3 Trading Post Path, Middleboro, MA 02346 per Cheryl. TLH  
10/23 - GL EA, UC WINDOWS + SIDING CHK 2024, WATERFRONT THREE MILE POND  
7/24 DB CALLBACK . FLOOR=SOFTWOOD  
7/24 KL FR . ROW  
8/24 AB HEARING NO CHANGE  
9/24 AB HEARING NO CHANGE

**Windsor**

Property Data			Assessment Record				
Neighborhood <b>9 Three Mile Pond</b>			Year	Land	Buildings	Exempt	Total
Tree Growth Year <b>0</b>			2011	107,800	48,000	0	155,800
Open Space (Year) <b>0</b>			2012	107,800	48,000	0	155,800
Farmland (Year) <b>0</b>			2013	107,800	48,000	0	155,800
Zone/Land Use <b>11 Rur Agricultural</b>			2014	107,800	48,000	0	155,800
Secondary Zone			2015	107,800	48,000	0	155,800
Topography <b>2 Rolling</b>			2016	107,800	48,000	0	155,800
1.Level 4.Below St 7.			2017	107,800	48,000	0	155,800
2.Rolling 5.Low 8.			2018	107,800	48,000	0	155,800
3.Above St 6.Swampy 9.			2019	107,800	48,000	0	155,800
Utilities <b>4 Drilled Well 6 Septic System</b>			2020	107,800	48,000	0	155,800
1.Public 4.Dr Well 7.Cesspool			2021	107,800	48,000	0	155,800
2.Water 5.Dug Well 8.Lake Water			2022	107,800	48,000	0	155,800
3.Sewer 6.Septic 9.None			2023	107,800	48,000	0	155,800
Street <b>3 Gravel</b>			2024	286,800	136,700	0	423,500
1.Paved 4.Proposed 7.			<b>Land Data</b>				
2.Semi Imp 5. 8.							
3.Gravel 6. 9.None			<b>Front Foot</b>				
INSPECTION CODE <b>201</b>							
PRINT CARD <b>0</b>			<b>Type</b>				
<b>Sale Data</b>							
Sale Date <b>6/26/2006</b>			<b>Effective</b>				
Price <b>185,000</b>							
Sale Type <b>2 Land &amp; Buildings</b>			<b>Influence</b>				
1.Land 4.Mobile 7.							
2.L & B 5.Other 8.			<b>Influence Codes</b>				
3.Building 6. 9.							
Financing <b>9 Unknown</b>			<b>Acres</b>				
1.Convent 4.Seller 7.							
2.FHA/VA 5.Private 8.			<b>Fract. Acre</b>				
3.Assumed 6.Cash 9.Unknown							
Validity <b>1 Arms Length Sale</b>			<b>Acres/Sites</b>				
1.Valid 4.Split 7.Renovate							
2.Related 5.Partial 8.Other			<b>Total Acreage</b> 0.41				
3.Distress 6.Exempt 9.Trust							
Verified <b>5 Public Record</b>			<b>Acres</b>				
1.Buyer 4.Agent 7.Family							
2.Seller 5.Pub Rec 8.Other			<b>Acres</b>				
3.Lender 6.MLS 9.							

- 1.Open Space Red
- 2.Excess Frtg
- 3.Topography
- 4.Size/Shape
- 5.Access
- 6.Restriction
- 7.Corner Infl
- 8.View/Environ
- 9.Fract Share
- 30.Prime Lot
- 31.Blueberry/Hort
- 32.Pasture
- 33.Orchard
- 34.Softwood( Farm
- 35.Mixed Wood (Fa
- 36.Hardwood (Farm
- 37.Softwood
- 38.Mixed Wood
- 39.Hardwood
- 40.Wasteland
- 41.Miscellaneous
- 42.Mobile Home Si
- 43.Condo Site
- 44.Lot Improvemen
- 45.Utility Valuat
- 46.Miscellaneous

**Windsor**

Map Lot U5-011

Account 1300

Location 2 HOG HEAVEN ROAD

Card 1

Of 1

10/28/2024

Building Style <b>10 Cottage</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Garrison 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Cottage	Secondary heat <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Mobile	Heat Type <b>100% 3 Heat Pump</b>	3. 6. 9.
4.Cape 8.Log 12.Gar/Apt	1.HW 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.Radiant	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Steam 8.Monitor/ 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>100% 3 Heat Pump</b>	Insulation <b>4 Minimal</b>
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 <b>1 Wood Siding</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.Other	Kitchen Style <b>2 Typical</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.Cement	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.SS	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>432</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>6 Good</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>4</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1930</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>6 Piers</b>	# Fireplaces <b>0</b>	1.Incomp 4.Long Ter 7.Damage
1.Concrete 4.Wood 7.		2.O-Built 5.Dilapida 8.Basement
2.C Block 5.Slab 8.		3.MoHoNoLa 6.Util/Lay 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>9 No Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>9 No Basement</b>		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 <b>5 Estimate</b>	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 7/22/2024

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 1 Story Frame	1930	162	3 100	4	0 %	100 %	
22 Encl Frame Porch	1930	48	3 100	4	0 %	100 %	
22 Encl Frame Porch	1930	128	3 100	4	0 %	100 %	
24 Frame Shed	1930	216	2 100	1	0 %	100 %	
68 Wood Deck	0	48	3 100	4	0 %	100 %	
68 Wood Deck	0	180	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

