



ERICKA OLESON & STEPHANIE PARE
TREASURER/COLLECTOR
413-346-1030
Floridacollector.floridamass@gmail.com
379 Mohawk Trail
Drury, MA 01343
Hours: Wednesdays 5:30pm – 7:30pm

007-008



007 008
Map Lot

1 of 1 Residential
CARD Florida

Total Card / Total Parcel
APPRaised: 98,700 / 98,700
USE VALUE: 98,700 / 98,700
ASSESSed: 98,700 / 98,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		Blackstone Rd, Florida

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
937	0.600	79,600	500	18,600	98,700	
Total Card		0.600	79,600	500	18,600	98,700
Total Parcel		0.600	79,600	500	18,600	98,700
Source: Market Adj Cost		Total Value per SQ unit /Card: 48.57		/Parcel: 48.57		

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

OWNERSHIP

Owner 1: Florida Town of	Unit#:
Owner 2:	
Owner 3:	
Street 1: 58 BLACKSTONE RD	
Street 2:	
Twn/City: FLORIDA	
St/Prov: MA Cntry	Own Occ:
Postal: 01247	Type:

PREVIOUS OWNER

Owner 1: MOREAU, WILLIAM A -
Owner 2: -
Street 1: 58 BLACKSTONE RD
Twn/City: FLORIDA
St/Prov: MA Cntry
Postal: 01247

NARRATIVE DESCRIPTION

This parcel contains .6 Acres of land mainly classified as IMPROVED TT with a CONVENT NL Building built about 1950, having primarily TEX 111 Exterior and 2032 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

MOBILE HOME

Make:	
Model:	
Serial #:	
Year Bt:	Color

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z		water		S		SEPTIC
o		Sewer				
n		Electri				
Census:		Exmpt				
Flood Haz:						
D		Topo				
s		Street	1			Paved
t		Gas:	M			MEIUM

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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
937	IMPROVED T		26136		Square Fe	Site		0	0.53	1.33	FL									18,469						18,500	
937	IMPROVED T		175		Front Foo	Site		0	3.	0.14	FL									75						100	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2016	937	FV	79,600	500	.6	18,600	98,700	98,700	2016 Tax Billin	12/2/2015
2016	937	PV	79,600	500	.6	18,600	98,700	98,700	Interim Year	10/7/2015
2015	101	FV	79,600	500	.6	18,600	98,700	98,700	2015 actual tax	3/30/2015
2015	101	PV	77,900	500	.6	18,600	97,000	97,000	Preliminary 201	11/12/2014
2014	101	FV	77,100	500	.6	18,600	96,200	96,200		1/15/2014
2013	101	FV	77,100	500	.6	18,600	96,200	96,200	Year End	12/10/2012
2012	101	FV	77,100	500	.6	18,600	96,200	96,200	year end	1/4/2012
2012	101	Test	77,100	500	.6	18,600	96,200	96,200		12/13/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOREAU, WILLIAM	1533-60		1/21/2014	Other		No	No		Town took possession for unpaid taxes
DOUGLAS WILLIAM	760-778		9/12/1986		36,000	No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2014	MEAS DENIED	311	JIM KING
9/16/2014	ENTRY DENIED	311	JIM KING
12/16/2005	FIELDREV CHG	105	DUANE
10/17/2005	EXT INSP	330	JUSTIN

Sign: _____



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	
Prior Id # 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:	

Total AC/HA: 0.60000 Total SF/SM: 26136 Parcel LUC: 937 IMPROVED TT Prime NB Desc FL Total: 18,544 Spl Credit Total: 18,600

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

BOOK

760 - 778

MASSACHUSETTS WARRANTY DEED (INDIVIDUAL) SHORT FORM 871

See Sim. Deeds 327, Page 912. See Instrument of Taking, Book 96, Page 608. LOCATION: BLACKSTONE ROAD, FLORIDA, MA

I, WILLIAM H. DOUGLAS,

of Agawam, Hampden County, Massachusetts,

being unmarried, for consideration paid, and in full consideration of \$36,000

grants to WILLIAM A. MOREAU, whose residence is Blackstone Road, Florida, MA and whose post office address is P. O. Box 19, North Adams, MA 01247

of with warranty covenants

the land in with any and all buildings thereon, situate on the easterly side of Blackstone Road in Florida, Berkshire County, Massachusetts, bounded and described as follows:

Beginning at an iron pipe ^(Description and encumbrances, if any) driven in the ground in the easterly side of Blackstone Road, at the southwesterly corner of land of one Fowler; thence southerly along the easterly line of said Blackstone Road 175 feet to an iron pipe driven in the ground; thence easterly at a right angle along land of one Burdick 150 feet to an iron pipe driven into the ground; thence northerly in a line parallel to the easterly line of said Blackstone Road 175 feet to an iron pipe driven into the ground; thence westerly along land of said Fowler 150 feet to the point and place of beginning.

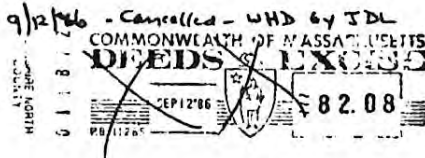
SUBJECT TO easement granted by Robert H. Burdick et ux to Northern Berkshire Electric Company, dated October 25, 1960, recorded with the Northern Berkshire Registry of Deeds in Book 555, Page 156, insofar as the same may affect the granted premises.

Being all and the same premises conveyed to me by Patricia A. Pierce by deed dated November 24, 1980, and recorded in said Registry in Book 705, Page 837.

Real estate taxes have been apportioned as of the date of this deed and the grantee assumes and agrees to pay the taxes for the fiscal year ending June 30, 1987, and thereafter.



1986 07600778
Bk: 760 Pg: 0778 Doc:DEED
Page 1 of 1 09/12/1986 12:00PM



Witness my hand and seal this 12th day of September, 1986

William H. Douglas
William H. Douglas

The Commonwealth of Massachusetts

Berkshire, ss. September 12, 1986

Then personally appeared the above named William H. Douglas

and acknowledged the foregoing instrument to be his free act and deed before me

J. D. Rowe
Notary Public - JUDGE OF THE PEACE

Received & entered for record
Sept. 12 1986 AT 2 H 47 M P M My commission expires Dec 3 1987

(*Individual -- Joint Tenants -- Tenants in Common.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

JDL:MA

THE COMMONWEALTH OF MASSACHUSETTS

Town of Florida
NAME OF CITY OR TOWN

BK 966 PG 668
10-23-98 11:20 AM 000. 7172

OFFICE OF THE COLLECTOR OF TAXES

I, Doris B. Lewis, Collector of Taxes for the City of Florida, pursuant and subject to the provisions of General Laws, Chapter 60, Sections 53 and 54, hereby take for said city the following described land:

DESCRIPTION OF LAND

[The description must be sufficiently accurate to identify the premises and must agree with the notice of taking. In the case of registered land, the Certificate of Title Number and the Registry Volume and Page must be given.]

Land in the Town of Florida, with buildings and structures thereon, located on Blackstone Road, as shown on Assessors' Map 7, Lot 8, and further described in the Northern Berkshire Registry of Deeds Book 760, Page 778. Containing .600 Acres, more or less.

Said land is taken for non-payment of taxes as defined in Section 43 of said Chapter 60 assessed thereon to William A. Moreau

for the year 1993, which were not paid within fourteen days after demand therefor made upon William A. Moreau on October 2, 1998, and now remain unpaid together with interest and incidental expenses and costs to the date of taking in the amounts hereinafter specified, after notice of intention to take said land given as required by law.

Table with 2 columns: Description, Amount. Rows include 1993 TAXES REMAINING UNPAID (\$2901.40), INTEREST TO THE DATE OF TAKING (1241.68), INCIDENTAL EXPENSES AND COSTS TO THE DATE OF TAKING (40.00), and SUM FOR WHICH LAND IS TAKEN (\$4183.08).

WITNESS my hand and seal this 22nd day of October, 1998.

Doris B. Lewis, Collector of Taxes for the Town of Florida

THE COMMONWEALTH OF MASSACHUSETTS

Berkshire, ss. 22 October, 1998

Then personally appeared the above named Doris B. Lewis and acknowledged the foregoing instrument to be his free act and deed as Collector of Taxes,

before me, Notary Public, My commission expires 2-12-2004

Received and entered with at o'clock and minutes

Registry of Deeds, Book, Page, Document No., Certificate of Title No.

Attest: Register





NO. 07TL134568 . T.L.

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT

TO ALL WHOM IT MAY CONCERN:

Town of Florida

hereby gives notice that, on the 11th day of January, 2007
filed in said Court a complaint against* William A. Moreau

to foreclose a tax lien acquired under a certain tax deed (or deeds) from the Collector of Taxes or the City (or Town) of Florida in the County of Berkshire and said Commonwealth, to me dated October 22, 1998 and recorded with Berkshire Deeds in Book 966 Page 668 said deed (or deeds) covers a certain parcel of land situated in Florida in the County of Berkshire and said Commonwealth, which is described as follows:

Land in the Town of Florida, with buildings and structures thereon, located on Blackstone Road, as shown on Assessors' Map 7, Lot 8, and further described in the Northern Berkshire Registry of Deeds in Book 760, Page 778. Containing .600 Acres, more or less.

Vicki Winchell
Vicki Winchell, Treasurer

*Name all respondents as in complaint.

R
R+R: Kopelman and Paige, P.C.
101 Arch Street 12th Floor
Boston MA 02116
Attn: Jason Maille

END OF DOCUMENT
Northern Berkshire Registry of Deeds

[SEAL]

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT

Case No.: 07 TL 134568



2014 00000319

Bk: 1533 Pg: 60 Doc: JUD NB

Page: 1 of 1 01/21/2014 03:22 PM

JUDGMENT IN TAX LIEN CASE

Town of Florida

vs.

William A. Moreau, Town of Dalton acting by and through the Housing Rehabilitation Program/89, South Adams Savings Bank

This case came on to be heard and was argued by counsel, and thereupon, upon consideration thereof, it is

ADJUDGED and ORDERED that all rights of redemption are forever foreclosed and barred under the following deed(s) given by and/or the tax taking(s) made by the Collector of Taxes for the Town of Florida in Berkshire County and said Commonwealth:

<u>Land Type</u>	<u>Tax Taking Date</u>	<u>Book No.</u>	<u>Page No.</u>	<u>Document No.</u>	<u>Certificate of Title No.</u>
Recorded	10/22/1998	966	668		

By the Court: Deborah J. Patterson

Attest:

A TRUE COPY
ATTEST:

Deborah J. Patterson
RECORDER

Deborah J. Patterson
Recorder

Entered: December 30, 2013

*R & R: Kopelman and Paige, P.C.
101 Arch St
Boston, MA 02110*

R

END OF DOCUMENT
Northern Berkshire Registry of Deeds