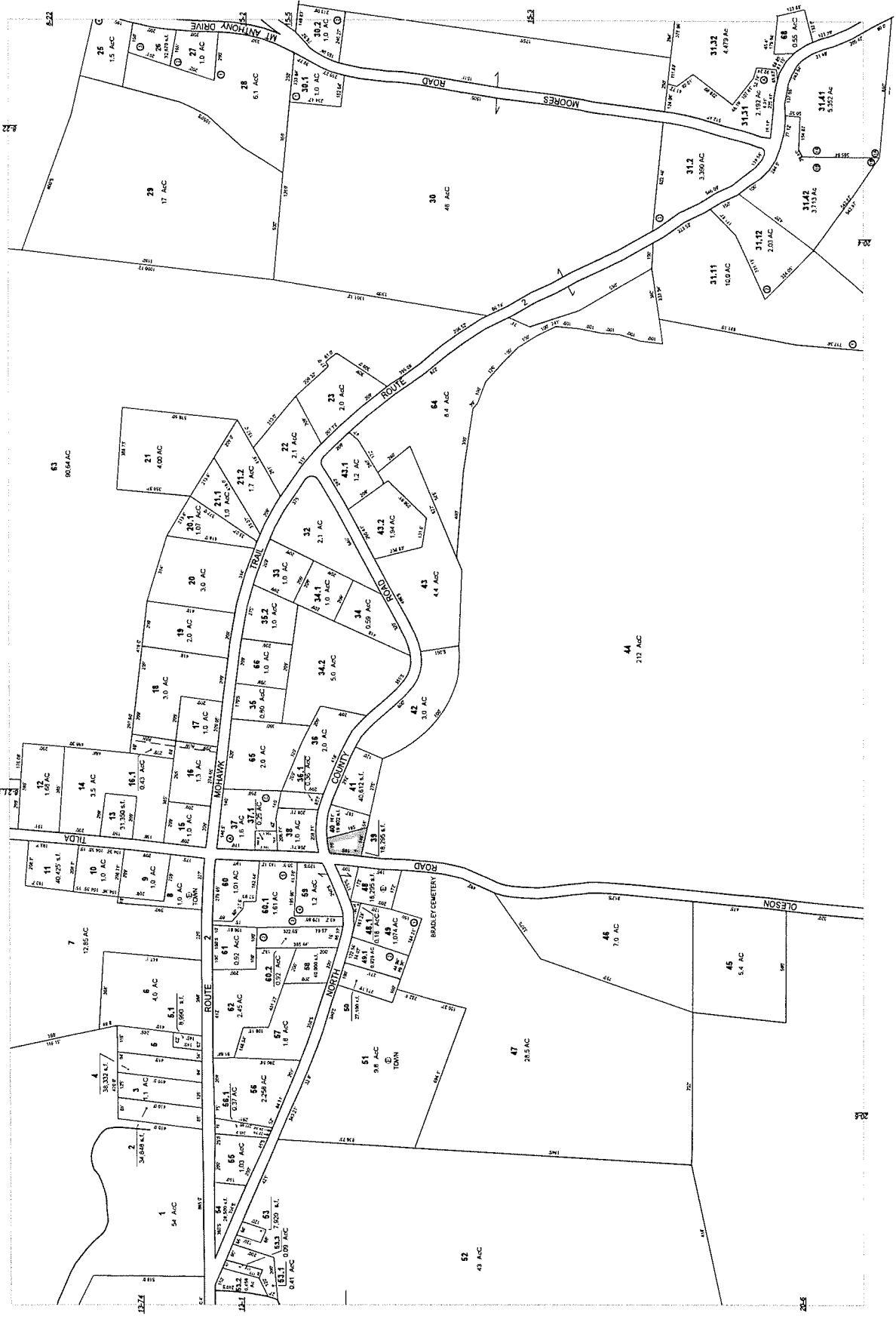


014-039

Oleson Road
Walter & Lila Tovani
Foreclosed 6/20/16



PROPERTY MAPS
FLORIDA
MASSACHUSETTS

INDEX DIAGRAM

MAP NO.
14

REVISIONS

NO.	DATE	DESCRIPTION
1	01/01/18	INITIAL RELEASE

SCALE: 1" = 200'

REVISED TO: JANUARY 1, 2018

LEGEND

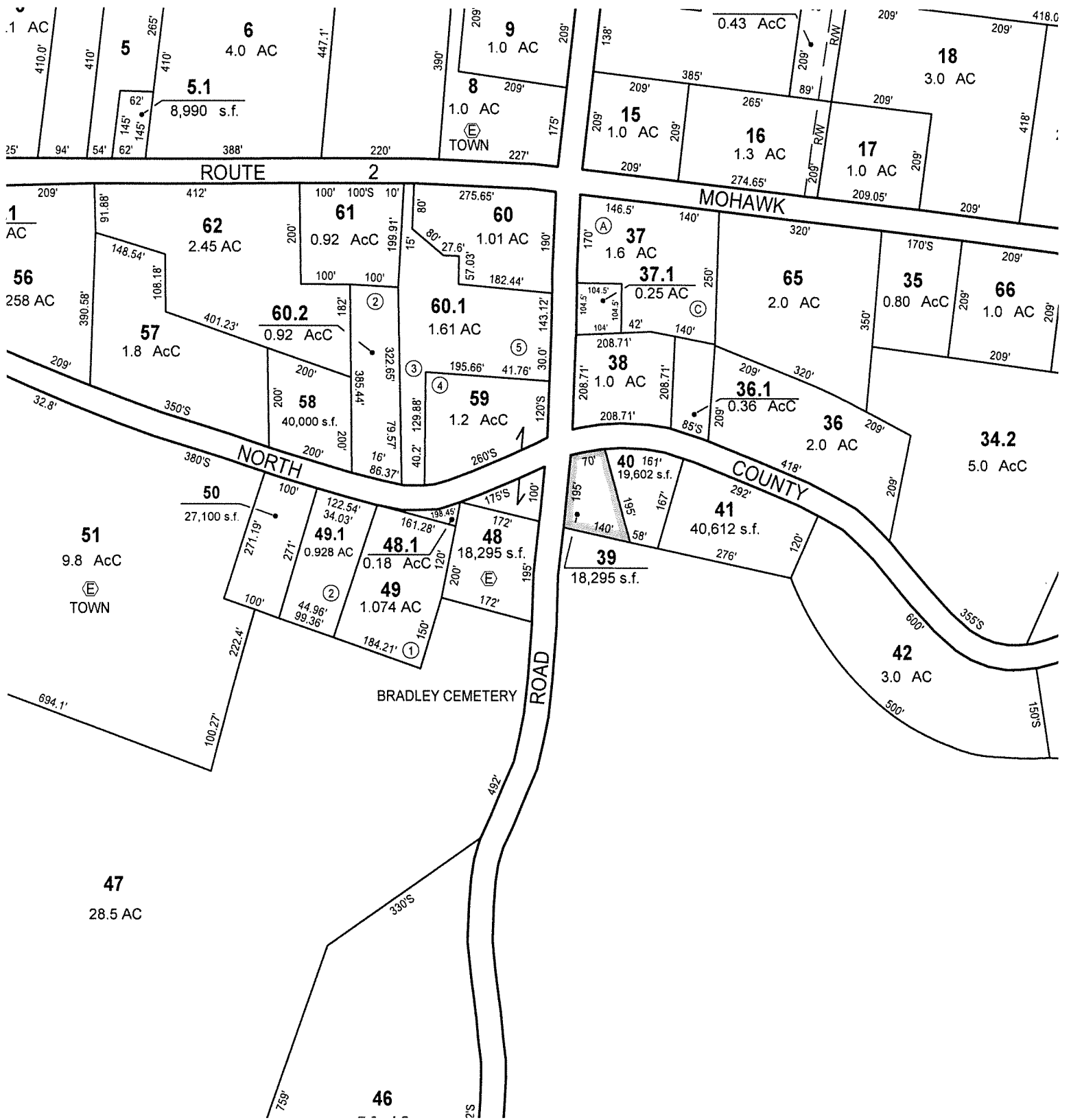
.....	BOUNDARY
.....	ADJACENT LOT
.....	RIGHT OF WAY
.....	COMMON OWNERSHIP
.....	WATER
.....

THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

MASSACHUSETTS STATE PLANE
NAD 83
COORDINATE SYSTEM (MAD 11)

ORIGINAL MAPPING COMPLETED BY: NORTH ADAMS AND HENRIWOOD, MA

REVISIONS & REPAINTED BY:
CAI Technologies
1000 STATE STREET, SUITE 200
NORTH ADAMS, MA 01061
TEL: 413.237.2222



[SEAL]

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT

Case No.: 14 TL 149969

JUDGMENT IN TAX LIEN CASE

Town of Florida

vs.

Walter A. Tovani, Sr.



2016 00003900

Bk: 1598 Pg: 1050 Doc: JUD NB
Page: 1 of 1 07/11/2016 01:45 PM

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	02/08/2012	1467	97		

By the Court: Deborah J. Patterson

Attest:

A TRUE COPY
ATTEST:

Deborah J. Patterson
RECORDER

Deborah J. Patterson
Recorder

Entered: June 20, 2016

END OF DOCUMENT
Northern Berkshire Registry of Deeds



NO. 14 T.L. 149969

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT

TO ALL WHOM IT MAY CONCERN:

Town of Florida
hereby give notice that, on the 20th day of November, 2014 filed in said Court a complaint against* Walter A. Tovani, Sr. and Lila C. Tovani to foreclose a tax lien acquired under an Instrument of Taking from the Collector of Taxes or the City (or Town) of Florida in the County of Berkshire and said Commonwealth, to me dated February 8, 2012, and recorded with Northern Berkshire Registry of Deeds in Book 1467 Page 97 said Instrument of Taking covers a certain parcel of land situated in Town of Florida in the County of Berkshire and said Commonwealth, which is described as follows:

Property Address: Oleson Road

Land in the Town of Florida, located at Oleson Road identified on Florida Assessor's Map 14, Parcel 39, and further described in the Northern Berkshire Registry of Deeds, Book 594, Page 108.

TOWN OF FLORIDA

Ericka M. Oleson
Ericka M. Oleson, Treasurer/Collector

*Name all respondents as in complaint.



2012 00000993

Bk: 1467 Pg: 97 Doc: TAKE NB

Page: 1 of 1 02/10/2012 03:29 PM

This instrument must be filed for record or registration within 60 days from its date

State Tax Form 301
Revised 3/2009.

COMMONWEALTH OF MASSACHUSETTS

G.L. c. 60, §§ 53 and 54

Town of Florida

Name of city or town

Office of the Collector of Taxes

INSTRUMENT OF TAKING

I, Rebecca O'Hearn, Collector of Taxes for the City/Town of Florida, acting under General Laws Chapter 60, Sections 53 and 54, hereby take for the city/town the real property described below:

DESCRIPTION OF PROPERTY

(The description must be sufficiently accurate to identify the property and must agree with the notice of taking. In the case of registered land, the Certificate of Title Number and the Registration Volume and Page must be given.)

Land on Oleson Road, Florida Massachusetts, Map 14, Lot 39, Berkshire No. Dist. Deeds Book 594, Page 108.

This land is taken because taxes, as defined in Chapter 60, Section 43, assessed on the property to Walter A. Touani, Sr. & Lila C. Touani for the fiscal year 2008-2010 were not paid within 14 days after a demand for payment was made on Walter A. Touani, Sr. & Lila C. Touani on September 26, 2011. After notice of intention to take the land was given as required by law, they remain unpaid along with interest and incidental expenses and costs to the date of taking as follows:

Fiscal Year <u>2008-2010</u> Taxes Remaining Unpaid	\$ <u>808.68</u>
Interest to Date of Taking	\$ <u>333.66</u>
Incidental Expenses and Costs to Date of Taking	\$ <u>398.70</u>
Total for which Land is Taken	\$ <u>1,541.04</u>

Rebecca S. O'Hearn
Signature of Collector of Taxes

Executed as a sealed instrument on February 8, 2012

Rebecca S. O'Hearn
Printed/Typed Name of Collector of Taxes

THE COMMONWEALTH OF MASSACHUSETTS

Berkshires.

Date 2-8-12

On this 8th day of February, 2012, before me, the undersigned notary public, personally appeared Rebecca O'Hearn, proved to me through satisfactory evidence of identification, which were Personal Knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose, as Collector of Taxes for the City/Town of Florida.

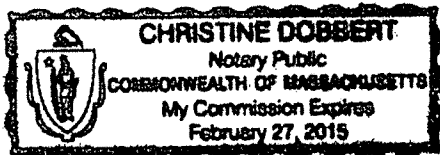
Christine Dobbert

Signature of Notary Public

Christine Dobbert

Printed/Typed Name of Notary Public

My commission expires 2-27-15



THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

END OF DOCUMENT
Northern Berkshire Registry of Deeds

R & P. E. L. O. T. C. H. A.

014-039
9 Oleson Rd

See Affidavit
Book 926 Page 154

See Instrument of Taking: Book 1467, Page 97.

1541 We, CHARLES J. CHILSON and GRACE E. CHILSON, husband and wife, both of Florida, Berkshire County, Massachusetts, for consideration paid, grant to WALTER A. TOVANI, SR. and LILA C. TOVANI, husband and wife, both of North Adams aforesaid, as TENANTS BY THE ENTIRETY, with WARRANTY COVENANTS, a certain parcel of land situate on the south side of North County Road in said Florida, bounded and described as follows, viz:-

Beginning at an iron pin driven in the ground in the southeast corner of the intersection of North County Road and Oleson Road; thence southerly along the east line of Oleson Road, a distance of about one hundred ninety-five (195) feet to an iron pin driven in the ground; thence easterly, a distance of about five hundred (500) feet to an iron pin driven in the ground; thence northerly, a distance of about one hundred twenty (120) feet to an iron pin driven in the ground in the south line of North County Road; thence westerly along the south line of said North County Road, a distance of about five hundred twenty (520) feet to the point and place of beginning.

Meaning and intending to convey and hereby expressly conveying the same premises conveyed to us by deed of Martha Pearson dated June 20, 1963 and recorded in Northern Berkshire Registry of Deeds, Book 578, Page 17, to which deed and the record thereof, reference is always to be had.

Local taxes assessed by the Town of Florida for the year 1965 shall be assumed and paid by the grantees herein.

WITNESS our hands and seals this twenty-first day of June, A. D.

1965.

In the presence of:

Samuel E. Levine
Samuel E. Levine

Charles J. Chilson
Charles J. Chilson
Grace E. Chilson
Grace E. Chilson

THE COMMONWEALTH OF MASSACHUSETTS

Berkshire, ss.

June 21, 1965

Then personally appeared the above-named CHARLES J. CHILSON and GRACE E. CHILSON and acknowledged the foregoing instrument to be their free act and deed, before me -

Samuel E. Levine
Samuel E. Levine, Notary Public

My commission expires July 11, 1970.



LAW OFFICES
SAMUEL E. LEVINE
NORTH ADAMS, MASS.



Received & entered for record June 23, 1965 at 2h 05m P. M.

014 039 Lot
 1 of 1 MOBILE HOME
 Florida
 CARD

Total Card / Total Parcel
 29,500 / 29,500
 APPRAISED: 29,500 / 29,500
 USE VALUE: 29,500 / 29,500
 ASSESSED: 29,500 / 29,500



IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yrd Items	Land Value	Total Value
936	0.420	11,800	600	17,100	29,500
Legal Description					
Entered Lot Size					
Total Land: 29,500					
Land Unit Type: /Parcel: 40.97					
Source: Market Adj: Cost					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	936	FV	11,800	600	.42	17,100	29,500	29,500	29,500 cpro billing	1/11/2021
2021	936	NC	11,800	600	.42	17,100	29,500	29,500	Year End Roll	11/19/2020
2020	936	FV	11,200	600	.42	17,100	28,900	28,900	Year End Roll	2/19/2020
2020	103	PV	11,200	600	.42	17,100	28,900	28,900	SUBSEQUENT TO I	7/23/2019
2019	103	FV	11,000	600	.42	16,800	28,400	28,400	Year End Roll	1/11/2019
2018	103	FV	11,000	600	.42	16,800	28,400	28,400	Year End Roll	1/16/2018
2017	103	FV	7,800	600	.42	16,500	24,900	24,900	YER	12/1/2016
2016	103	FV	7,800	600	.42	16,500	24,900	24,900	24,900 2016 Tax Billin	12/2/2015

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Tax District	Sale Code	Sale Price	V	Tst	Verif	Notes
										PAT ACCT. 233

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
12/19/2005		FIELDREV CHG						317 LISA Q.
10/19/2005		EXT INSP						336 MATT

ACTIVITY INFORMATION

Date	Result	By	Name
12/19/2005	FIELDREV CHG	317	LISA Q.
10/19/2005	EXT INSP	336	MATT

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		Oleson Rd, Florida

OWNERSHIP

Owner 1:	Town of Florida
Owner 2:	
Owner 3:	

PREVIOUS OWNER

Owner 1:	TOVANI, WALTER & LILA C -
Owner 2:	C/O CHARLENE VOLFF -
Street 1:	8 PHILLIPS HILL
Street 2:	ADAMS
Twn/City:	ADAMS
State:	MA
Postal:	01220

NARRATIVE DESCRIPTION

This parcel contains . Acres of land mainly classified as with a MOBILE HOME Building built about 1966, having primarily ALUMINUM Exterior and 720 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

MOBILE HOME

Make	Model	Year	Bit	Serial #	Color

PROPERTY FACTORS

Item Code	Description	%	Item Code	Description
Z			water	
o			Sewer	
n			Electri	
			Exmpt	
			Topo	
			Street	
			Gas:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Land Type	Unit Type	Unit #	Land Area	Notes

Total ACRA: 0.42000	Total SF/SM: 18295	Parcel LUC: 936	VAC TAX TITL	Prime NB Desc FL	Total:	Spl Credit	Total:
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - AssessPro apro 2021

EXTERIOR INFORMATION

Table with exterior information including Type: 11 - MOBILE HOME, Sty Ht: 1 - 1 Story, (Liv) Units: 1, Foundation: 6 - Slab, Prime Wall: 03 - ALUMINUM, Roof Struct: 4 - Flat, Roof Cover: 9 - Metal, Color: WHITE, View / Desir.

GENERAL INFORMATION

Table with general information including Year Bilt: 1966, Eff Yr Bilt: 1985, Alt LUC, Jurisdct, Const Mod, Lump Sum Adj.

INTERIOR INFORMATION

Table with interior information including Avg H/F/L: STD, Prim Int Wal: 8 - Plyw Panel, Sec Int Wall, Partiton: T - Typical, Prim Floors: 04 - CARPET, Sec Floors.

DEPRECIATION

Table with depreciation information including Phys Contd: PR - Poor, Functional, Economic, Special, Override, Total: 79.2%

CALC SUMMARY

Table with calculation summary including Basic \$ / SQ: 57.00, Size Adj: 1.70000005, Const Adj: 0.83209056, Adj \$ / SQ: 80.630, Other Features: 2500, Grade Factor: 0.92, Neighborhood Inf: 1.01999998, LUC Factor: 1.00, Adj Total: 56823, Depreciation: 45004, Depreciated Total: 11819

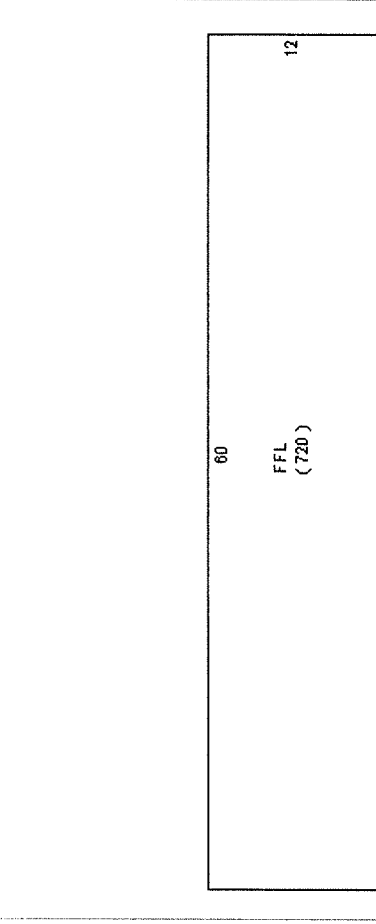
SPEC FEATURES/YARD ITEMS

Table with special features/yard items including Code, Description, A, YIS, Qty, Size, Dim, Qual, Con, Year, Unit, Price, D/S, Dep, LUC, Fact, NB, Fa, Appr, Value, JCod, JFact, Juris, Value

COMMENTS

Table with comments including RESIDENTIAL GRID, 1st Res Grid Desc: Line 1, Level: FY LR DR D K FR RR BR FB HB L O, Other, Upper, Lvl 2, Lvl 1, Lower, Totals: R/Ws: 4, BRs: 1, Baths: 1, HB

SKETCH



BATH FEATURES

Table with bath features including Full Bath: 1, Rating: AVERAGE, A Bath, 3/4 Bath, Rating, A 3QBth, Rating, 1/2 Bath, Rating, A HBth, Rating, Other Fix.

OTHER FEATURES

Table with other features including KIts: 1, Rating: AVERAGE, A KIts, Rating, FpI, Rating, WSFlue, Rating, CONDO INFORMATION, Location, Total Units, Floor, % Own, Name

REMODELING

Table with remodeling information including Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General, No Unit, RMS, BRS, FL, 1, 4, 1, Totals: 1, 4, 1

RES BREAKDOWN

Table with res breakdown including Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General, No Unit, RMS, BRS, FL, 1, 4, 1, Totals: 1, 4, 1

SUB AREA

Table with sub area information including Code, Description, Area - SQ, Rate - AV, Undepr Value, FFL, 1ST FLOOR, 720, 80.630, 58,053, % Usbl, % Descrip, % Type, Qu # Ten

SUB AREA DETAIL

Table with sub area detail including Net Sketched Area: 720, Gross Area, Total: 58,053, Size Ad, 720, Gross Area, 720, FinArea, 720

IMAGE

AssessPro Patriot Properties, Inc

More:

Total Yard Items:

Total Special Features:

Total: