

028-004.1

42 South County  
Joel Burdick  
Foreclosed 11/27/2019



262

262

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

THE ORIGINAL DRAWING IS THE MASSACHUSETTS STATE PLANNING COMMISSION'S SYSTEM (MDC 2).

ORIGINAL MAPPING COMPLETED BY: PHOTOGRAMMETRIC ENGINEERS, NORTH ANDOVER ROAD, NORTH ANDOVER, MA 01841

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**CAI Technologies**  
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 603.251.5111, www.cai-tech.com

LEGEND

UNASSSESSED PROPERTY ..... A

ASSASSESSED PROPERTY ..... B

UNASSSESSED COMMONS ..... C

ASSASSESSED COMMONS ..... D

SALE DEDUCTIBLE ..... E

METER ..... F

TOWER ..... G

WATER ..... H

SCALE: 1" = 200'

FEET 0 50 100 200 300 400 500

METERS 0 15 30 45 60 75 90 105 120

REVISED TO: JANUARY 1, 2016

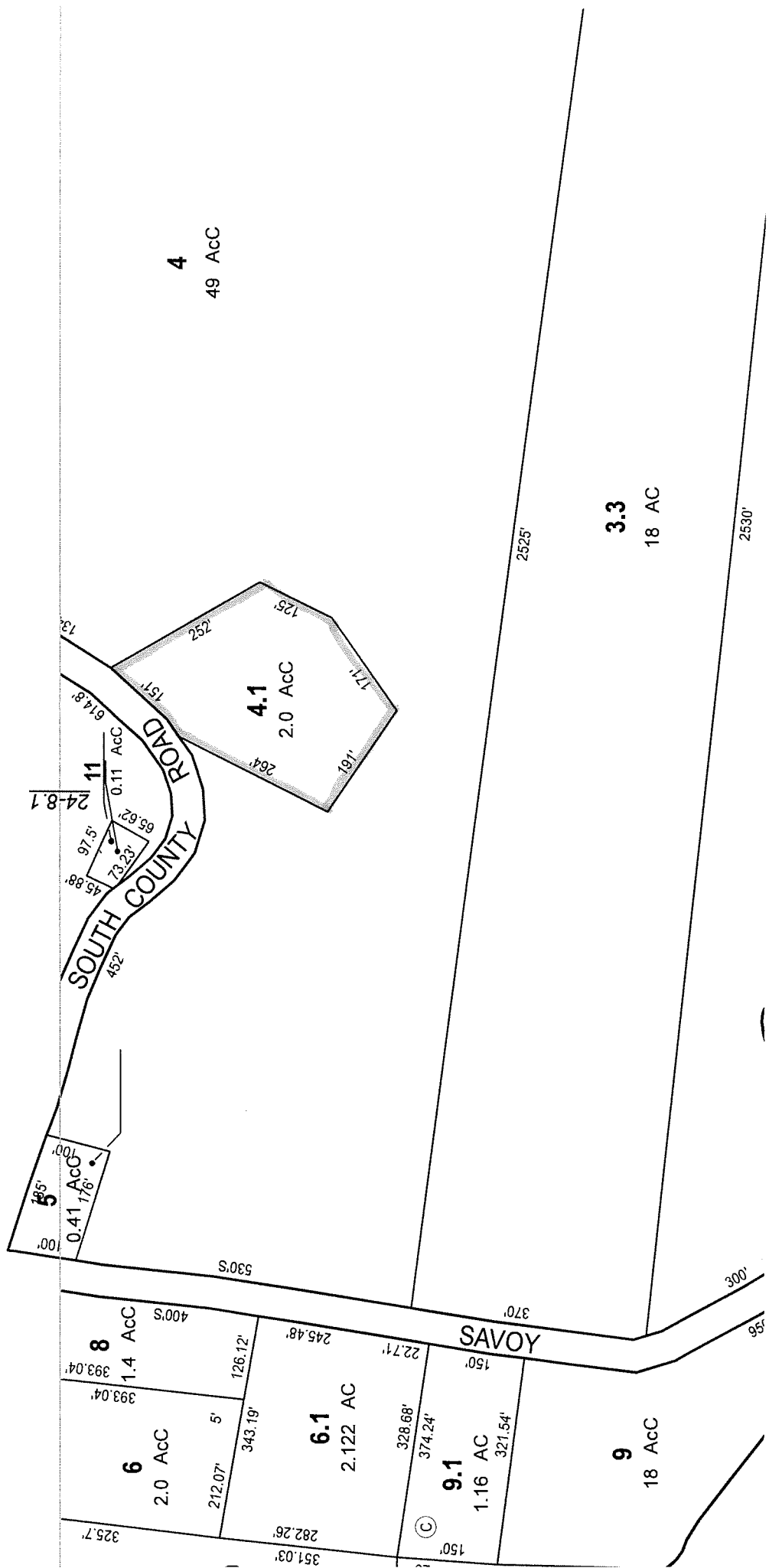
PROPERTY MAPS

**FLORIDA**

MASSACHUSETTS

INDEX DIAGRAM

MAP NO. 28



**4**  
49 AcC

**4.1**  
2.0 AcC

**3.3**  
18 AC

**11**  
0.11 AcC

**5**  
0.41 AcC

**6**  
2.0 AcC

**6.1**  
2.122 AC

**9.1**  
1.16 AC

**9**  
18 AcC

325.7' 212.07' 5' 343.19' 126.12' 393.04' 1.4 AcC 400'S 393.04' 8

351.03' 282.26' 22.71' 245.48' 150'

150' 328.68' 374.24' 321.54' 370' SAVOY

2525' 2530' 300'

100' 100' 65' 452' SOUTH COUNTY ROAD 452' 45.88' 73.23' 65.62' 97.5' 24-8.1' 614.8' 151' 125' 171' 161' 264' 252'

130' 2525' 2530'

[SEAL]

**JUDGMENT  
IN TAX LIEN CASE**

DOCKET NUMBER  
14 TL 148592

Commonwealth of Massachusetts  
Land Court  
Department of the Trial Court



CASE NAME

Town of Florida

v.

Joel Clifford Burdick



2019 00006983

Bk: 1700 Pg: 1008 Doc: JUD NB

Page: 1 of 1 12/13/2019 11:47 AM

\_\_\_\_\_, Plaintiff(s)

\_\_\_\_\_, Defendant(s)

Upon consideration by the Court of the following deed(s), it is ADJUDGED

Land Type	Instrument or Tax Taking Date	Book Number	Page Number	Document Number	Certificate of Title Number
Recorded	03/24/2000	1001	696		

that the rights of redemption held by the following Defendants are forever foreclosed and barred:

Joel Clifford Burdick

This Judgment must be recorded and/or registered by the Plaintiff in the appropriate Registry of Deeds pursuant to G. L. c. 60, § 75.

By the Court: Deborah J. Patterson

A TRUE COPY  
Attest: ATTEST:

*Deborah J. Patterson*  
RECORDER

DATE ENTERED:

11/27/2019

RECORDER: Deborah J. Patterson

*Deborah J. Patterson*

**END OF DOCUMENT**  
Northern Berkshire Registry of Deeds

DATE ENTERED: 11/27/2019

RECORDER: Deborah J. Patterson



2014 00002125

Bk: 1538 Pg: 792 Doc: NOT NB  
Page: 1 of 1 05/07/2014 01:51 PM

NO. 14 T.L. 148592

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 30<sup>th</sup> day of April, 2014 filed in said Court a complaint against\* Joel Clifford Burdick

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 March 24, 2000, and recorded with Northern Berkshire Registry of Deeds in Book 1001 Page 696 said deed (or deeds) 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: South County Road

Land in the Town of Florida, with buildings and structures thereon, located at South County Road, identified on Florida Assessor's Map 28, Parcel 4A, containing 2.0 acres, more or less and further described in the Northern Berkshire Registry of Deeds, Book 820, Page 989.

TOWN OF FLORIDA

Ericka M. Oleson

Ericka M. Oleson, Treasurer/Collector

\*Name all respondents as in complaint.

Kokelman + Paige, PC  
101 Arch St. 12TH Floor  
Boston, MA 02110-1109

R

END OF DOCUMENT  
Northern Berkshire Registry of Deeds

(THIS INSTRUMENT NOT VALED UNLESS RECORDED WITHIN 60 DAYS OF THE DATE OF TAKING)  
STATE TAX-FORM 301 INSTRUMENT OF TAKING

THE COMMONWEALTH OF MASSACHUSETTS  
TOWN OF FLORIDA  
OFFICE OF THE COLLECTOR OF TAXES

I, Linda Barry Haggerty, Collector of Taxes for the Town of Florida,  
pursuant and subject to the provisions of General Law, Chapter 60, Sections 55 and 54, hereby take for said town the  
following described land:

DESCRIPTION OF LAND

(The descriptions must be sufficiently accurate to identify the premises and must agree with the notice of taking.)

Land in the Town of Florida, with buildings and structures thereon, located at South County Road,  
identified on Florida Assessor's Map 28, Parcel 4A, containing 2.0 acres, more or less and further  
described in the Northern Berkshire Registry of Deeds, Book 820, Page 989.

Said land is taken for non-payment of taxes as defined in Section 43 of said Chapter 60 assessed thereon  
to: Joel Clifford Burdick,  
for the years 1996-1999, which were not paid within fourteen days of demand therefor made upon  
Joel Clifford Burdick on October 15, 1999, 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.

1996 - 1999 TAXES REMAINING UNPAID	\$3,047.16
INTERST TO THE DATE OF TAKING	\$877.36
INCEDENTAL EXPENSES AND COSTS TO THE DATE OF TAKING	\$51.25
SUM FOR WHICH LAND IS TAKEN	\$3,975.77

WITNESS my hand and seal this 24th day of March, 2000,

Linda Barry Haggerty  
Linda Barry Haggerty, Collector of Taxes for the Town of Florida

Berkshire, ss. 24 March, 2000

Then personally appeared the above named Linda Barry Haggerty and acknowledged the

Foregoing instrument to be her free act and deed as Collector of Taxes,  
before me Norris B. Lewis  
NOTARY PUBLIC

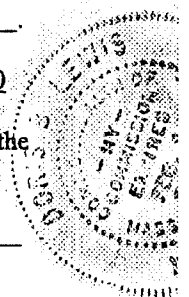
MY COMMISSION EXPIRES 2-01-2002

\_\_\_\_\_, 2000, at \_\_\_\_\_ o'clock and \_\_\_\_\_ minutes \_\_\_\_\_ m

Received and entered with \_\_\_\_\_ Registry of Deeds,

Book \_\_\_\_\_, Page \_\_\_\_\_ Document No. \_\_\_\_\_ Certificate and Title No. \_\_\_\_\_

Attest: \_\_\_\_\_  
Register



END OF DOCUMENT

We, HOWARD J. BURDICK and FLORA E. BURDICK, of Florida, Berkshire County, Massachusetts, in consideration of the sum of ONE (\$1.00) DOLLAR paid, grant to JOEL CLIFFORD BURDICK, whose residence and post office address is South County Road, RD #2, Florida, MA 01247, with WARRANTY COVENANTS, the land with any and all buildings thereon situate on the southeasterly line of South County Road in said Florida, bounded and described as follows:

Beginning at an iron pin located on the southerly line of South County Road;  
thence southwesterly through the lands of Stephen J. Burdick and George A. Burdick, two hundred sixty-four (264) feet to an iron pin;  
thence in a southeasterly direction through the lands of said Stephen J. Burdick and George A. Burdick, one hundred ninety-one (191) feet to an iron pin;  
thence easterly, one hundred seventy-one (171) feet to an iron pin at the southerly end of a stone wall;  
thence along said stone wall, in a northeasterly direction, one hundred twenty-five (125) feet to an iron pin;  
thence northerly, two hundred fifty-two (252) feet to the southeasterly side of South County Road;  
thence westerly along the southeasterly side of South County Road, one hundred fifty-one (151) feet to the point and place of beginning.

Being the premises more particularly set forth on a sketch-plan attached to deed of Stephen J. Burdick et al to Howard J. Burdick et ux, dated September 28, 1976, hereinafter referred to, and being a portion of the premises conveyed to Stephen J. Burdick and George A. Burdick by deed of Ella Burdick, dated April 28, 1942, and recorded with the Northern Berkshire Registry of Deeds in Book 441, Page 68.

Meaning and intending to convey and hereby expressly conveying, all and singular, the same premises conveyed to the grantors herein by deed of Stephen J. Burdick et al, dated September 28, 1976, recorded with said Registry of Deeds in Book 673, Page 841, to which deed and the record thereof reference is always to be had.

Real estate taxes for the current year have been apportioned between the parties and the grantees hereby agree to assume and pay same.

WITNESS our hands and seals this 15th day of August, A.D. 1990.

In the presence of:

*Nancy J. Blaisdell*  
Nancy J. Blaisdell

*Howard J. Burdick*  
HOWARD J. BURDICK

*Nancy J. Blaisdell*  
Nancy J. Blaisdell

*Flora E. Burdick*  
FLORA E. BURDICK

Property Location: South County Road  
Florida, MA 01247

*See Len: Book 868, Page 492*

R. I. Manuel  
XXXXXXXXXXXX  
ATTORNEYS AT LAW  
22 EAGLE STREET  
P. O. BOX 246  
NORTH ADAMS,  
MASSACHUSETTS 01247  
TEL: (413) 863-3401

*See Instrument of Being: Book 1001 Page 696.*



1990 08200989

COMMONWEALTH OF MASSACHUSETTS

Berkshire, ss.

August 15, 1990

Then personally appeared the above-named HOWARD J. BURDICK and FLORA E. BURDICK and acknowledged the foregoing instrument to be their free act and deed, before me

CLERK & CLERK

DEEDS REG-03  
BERKS NORTH

09/17/90

HQ-87  
Flora E  
A-90

XNPT 977 0.00  
CASH 0.00

4934A000 10:10  
EXCISE TAX

*Nancy J. Blaisdell*  
Notary Public

My Commission expires: April 27, 1995

Received & entered for record

Sept 17, 1990 AT 10 H 43 M A.M.

R. I. Manuel

~~XXXXXXXXXXXX~~

ATTORNEYS AT LAW  
22 EAGLE STREET  
P. O. BOX 246  
NORTH ADAMS,  
MASSACHUSETTS 01247  
TEL 1413/663-3401





Patriot Properties Inc.

PROPERTY LOCATION

Table with 3 columns: No, Alt No, Direction/Street/City. Row 1: 42, South County Rd, Florida

OWNERSHIP

Table with 2 columns: Owner, Address. Owners: Town of Florida, Owner 2, Owner 3. Street: 379 Mohawk Trail

PREVIOUS OWNER

Table with 2 columns: Owner, Address. Owner 1: Burdick, Joel Clifford - Street: 42 SOUTH COUNTY RD

NARRATIVE DESCRIPTION

This parcel contains . Acres of land mainly classified as with a COLONIAL Building built about 1992, having primarily VINYL Exterior and 1728 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

MOBILE HOME

Table with 5 columns: Make, Model, Year BIt, Serial #, Color

PROPERTY FACTORS

Table with 7 columns: Item, Code, Description, %, Item, Code, Description. Includes Census, Flood Haz, D, s, t

LAND SECTION (First 7 lines only)

Large table with 25 columns: 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

IN PROCESS APPRAISAL SUMMARY

Table with 6 columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Includes Total Card, Total Parcel, Source: Market Adj Cost

PREVIOUS ASSESSMENT

Table with 12 columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Includes Parcel ID 028-004.1

SALES INFORMATION

Table with 10 columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes

BUILDING PERMITS

Table with 8 columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment

ACTIVITY INFORMATION

Table with 4 columns: Date, Result, By, Name. Includes activities from 5/26/2015 to 10/21/2005

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 2.00000 Total SF/SM: 87120 Parcel LUC: 937 IMPROVED TT Prime NB Desc FL Total: Spl Credit Total:

**EXTERIOR INFORMATION**

Type:	06 - COLONIAL
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	9 - Crawl Space
Frame:	1 - WOOD
Prime Wall:	04 - VINYL
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

**BATH FEATURES**

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

**COMMENTS**

21' AG POOL & SHED ON PROPERTY.

**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: 6	BRs: 4	Baths: 1 HB

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**GENERAL INFORMATION**

Grade:	B - Good		
Year Blt:	1992	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		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:	03 - HARDWOOD		
Sec Floors:	04 - CARPET 40 %		
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	01 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal:		% Sprinkled:	

**DEPRECIATION**

Phys Cond:	AV - Average	18.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.8 %

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	6	4	M
Totals			
1	6	4	

**CALC SUMMARY**

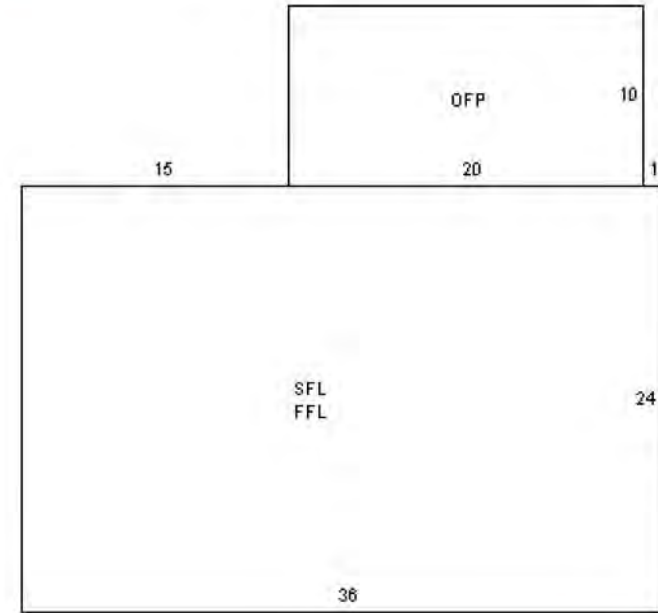
Basic \$ / SQ:	80.00
Size Adj.:	1.10925925
Const Adj.:	0.99573880
Adj \$ / SQ:	88.363
Other Features:	12100
Grade Factor:	1.17
Neighborhood Inf:	1.01999998
LUC Factor:	1.00
Adj Total:	198163
Depreciation:	37255
Depreciated Total:	160909

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	105.00	
Special Features:	0	Val/Su Net:	83.45	
Final Total:	160900	Val/Su SzAd	93.11	

**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
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**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	864	88.360	76,345	
SFL	2ND FLOOR	864	88.360	76,345	
OFF	OPEN PORCH	200	9.860	1,972	
Net Sketched Area:		1,928	Total:	154,662	
Size Ad	1728	Gross Area	1928	FinArea	1728

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
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**IMAGE**

*AssessPro* Patriot Properties, Inc

**PARCEL ID** 028-004.1