Princeton View Lot

108 Mountain Road | Princeton, MA | 4.4± Acres



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All information provided is deemed reliable but is not guaranteed and should be independently verified. C8001295

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A. STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding approximately 4.42 +/-acres of land. The property is located at 108 Mountain Road Princeton, Massachusetts and is currently offered for sale by LandVest, Inc. (hereinafter, the Offered Property).

Neither the Seller nor Seller's representatives make any express or implied representation or warranty as to the accuracy or completeness of any information in this information package or any of the exhibits attached hereto, and none of such persons shall have any liability relating to or arising from use of any information or any errors there in or omissions there from. Prospective buyers are not entitled to rely on the accuracy or completeness of this information and shall be entitled to rely solely on such representations and warranties as may be in a Purchase and Sale Agreement relating to the proposed acquisition, subject to the terms and conditions of such agreement.

Any alternative use of the Offered Property implied in this information package **does not** constitute a warranty or guarantee of approval. It is the sole responsibility of the Buyer to determine the viability of any contemplated use of the Offered Property under pertinent federal, state, and local regulations. The Seller makes no representation as to the likelihood of approval of any proposed use.

Neither Seller nor any of its representatives are under any legal obligation and shall have no liability of any nature whatsoever with respect to the proposed acquisition by virtue of this information package or otherwise.

No legal liability is created by this information package, and this document is to be used in whole and not in part. Any sketches produced by LandVest in this information package show approximate dimensions and are included only to assist the reader in visualizing the Offered Property.

The Offered Property is sold in its as is condition and no warranties, guarantees, or representations are given as to the condition of site improvements or their compliance with federal, state, or local building, zoning, and/or other regulations.

The Seller reserves the right to reject all offers, to enter into an agreement with someone other than the highest offeror, and to negotiate further with one or more offerors. If an offer sets forth a price and conditions that are acceptable to the Seller, the Seller will prepare a proposed Purchase and Sale Agreement which will require a deposit of a portion of the purchase price, to be forfeited upon non-performance. No party, Seller or Buyer, will be bound until a Purchase and Sale Agreement is signed by both parties and the deposit paid.

Access to the Offered Property is not allowed unless accompanied by an authorized employee of LandVest, Inc. LandVest, Inc. by reason of this property profile, may not be required to give testimony in court with reference to the Offered Property described herein.

B. SUMMARY OF IMPORTANT FACTS

Offered Property:	This 4.42 acre property with terrific views to the east where the Boston skyline is visible on clear days. The property has been partially cleared to support that view for a new residence, and a septic design is also completed. The abutting land to the east and south is permanently protected from development by a watershed restriction held by the state of MA. There is a 100' buffer zone along that portion of the property that restricts harvesting unless the current owner grants permission.
Property Location:	108 Mountain Road Princeton, MA
Assessor Map & Lots:	Map 8 Lot 25 - 11
Record Owners:	Brandan Kerrigan
Recorded Deeds:	Book 65318 Page 178 Worcester District Registry of Deeds
2026 Assessment:	**$212,628**
2026 Property Taxes:	**$2,724 (2026 rate $12.81/M)**
Zoning:	The property is in the Residential Agriculture District.
Wetlands:	See attached maps
Flood Zones:	See attached maps
Utilities:	Electric is along Mountain Road. Water, and Sewer are private, septic design plans available.

C. PROPERTY IDENTIFICATION

TOWN OF PRINCETON DESCRIPTION

Princeton is a town in Worcester County, Massachusetts, United States. It is bordered on the east by Sterling and Leominster, on the north by Westminster, on the northwest by Hubbardston, on the southwest by Rutland, and on the southeast by Holden. The pre-eminent landmark within Princeton is Mount Wachusett, which straddles the line between Princeton and Westminster but the entrance to which is within Princeton. According to tradition, in 1675, Mary Rowlandson was ransomed upon Redemption Rock, now within the town of Princeton, by King Philip. The population was 3,495 at the 2020 census. Princeton is a rural exurb, serving as a bedroom commuter town for nearby cities such as Worcester, Gardner, and Boston. In the town, the population was spread out, with 28.9% under the age of 18, 4.8% from 18 to 24, 27.8% from 25 to 44, 29.9% from 45 to 64, and 8.5% who were 65 years of age or older. The median age was 40 years. For every 100 females, there were 102.0 males. For every 100 females age 18 and over, there were 97.3 males. The median income for a household in the town was $120,559, and the median income for a family was $152,884. The per capita income for the town was $54,940. About 2.7% of families and 4.4% of the population were below the poverty line, including 5.3% of those under age 18 and 9.3% of those age 65 or over. (Adapted from Wikipedia)

TOWN OF PRINCETON HISTORY

Princeton has a rich history and an active Historical Society. Below is a link to their website with an extensive timeline of important events.

Historical Timeline & Population.pdf - Google Drive

SITE DESCRIPTION

This 4.42 building lot slopes away from Mountain Road with several benches that can accommodate house sites. Portions of the lot have been cleared to enhance the view of the Boston skyline. Princeton zoning may allow a two family house to be built on the property since it is more than three acres in size. The property has 225.19 feet of frontage. The abutting land to the east and south is permanently protected from development by a watershed restriction held by the state of MA. There is a 100’ buffer zone along that portion of the property that restricts harvesting unless the current owner grants permission. The 0roperty is close to Wachusett Mt. Ski Area, now a four season resort area.

D. REGULATORY FACTORS

The following section of this Property Profile discusses some of the regulatory factors that have an impact on proposed uses of the Offered Property.

Residential Agriculture zoning district.

Minimum Lot Area 2ac
Minimum Lot Frontage 225
Minimum Setbacks
Front Yard 50 Feet
Side Yard 30 Feet
Rear Yard 30 Feet
Please refer to the zoning bylaw for a more complete list of allowed uses.
Zoning By-laws - Princeton, MA

Massachusetts Rivers Protection Act

All rivers and perennial streams in Massachusetts are subject to the state Rivers Protection Act, which establishes a 200-foot buffer from the edge of the river or stream, known as the Riverfront Area.

WETLANDS
There are wetlands on the property: see orthographic map below.

FLOOD ZONES
There may be flood zones on the property: see orthographic map below

RARE SPECIES: PRIORITY & ESTIMATED HABITAT

A review of the MassGIS Natural Heritage data layer indicates that there are no rare and endangered species present on the Offered Property. **However, this information is updated periodically and the buyer is encouraged to seek the latest information from The Massachusetts Natural Heritage and Endangered Species Program (NHESP).**

The NHESP is responsible for the regulatory protection of rare species and their habitats as codified under the Massachusetts Endangered Species Act (M.G.L. c.131A), it's implementing regulations (321 CMR 10.00), and Wetlands Protection Act (M.G.L. c.131s.40) and its implementing regulations (310 CMR 10.00). If a project site is within Priority Habitat or Estimated Habitat of Rare Species and the proposed activity is not exempt then the project proponent must file with the NHESP.

If Estimated and Priority Habitat is identified on the Offered Property, coordination with Natural Heritage will be necessary. This process typically involves 1) submitting an information request

to determine what species may be in the vicinity of the project; 2) if NHESP determines that a rare species may be present on the property, it is necessary to hire a qualified professional to perform a comprehensive wildlife habitat survey; 3) submit a site plan to NHESP for review. NHESP will determine if there is a "taking" of a rare species. If NHESP determines there is a taking, the applicant must apply for a Conservation and Management Permit.

ENVIRONMENTAL CONDITIONS

There are no known adverse environmental conditions on the site based on information provided by the client and a review of local records.

APPENDICES

A. Maps and Plans

B. Photographs

D. Septic Design

E. Deed and Tax Assessment Documents

Kerrigan View Lot

Princeton, MA

Base Plan Orthophotograph

Legend

- Subject Property - 4.42 ±Ac
- Adjacent Properties
- Protected Land
- Perennial Streams
- Intermittent Streams
- Contours (4 ft)



Credits: 2026 Imagery from Nearmap Imagery map service.

Project Number: MA5794-CG

Date: 06/23/26

N W E S

0 50 100 200 Feet

Scale: 1' = 100 "

This plan is conceptual only and is not represented as an engineered plan.

LandVest

8-25-11
4.42 ±Ac

Kalenian WPR

Susan B. Minns Sanctuary

Mountain Road

Yaglou CR

Path: J:\aaGISOrg\Projects\Assigned\MA5794-CG Kerrigan View Lot, Princeton, MA\MA5794-CG ortho.aprx

Kerrigan View Lot

Princeton, MA

Base Plan Orthophotograph

Legend

- Subject Property - 4.42 ±Ac
- Adjacent Properties
- Protected Land
- Perennial Streams
- Intermittent Streams
- Contours (4 ft)



Credits: 2026 Imagery from Nearmap Imagery map service.

Project Number: MA5794-CG

Date: 06/23/26

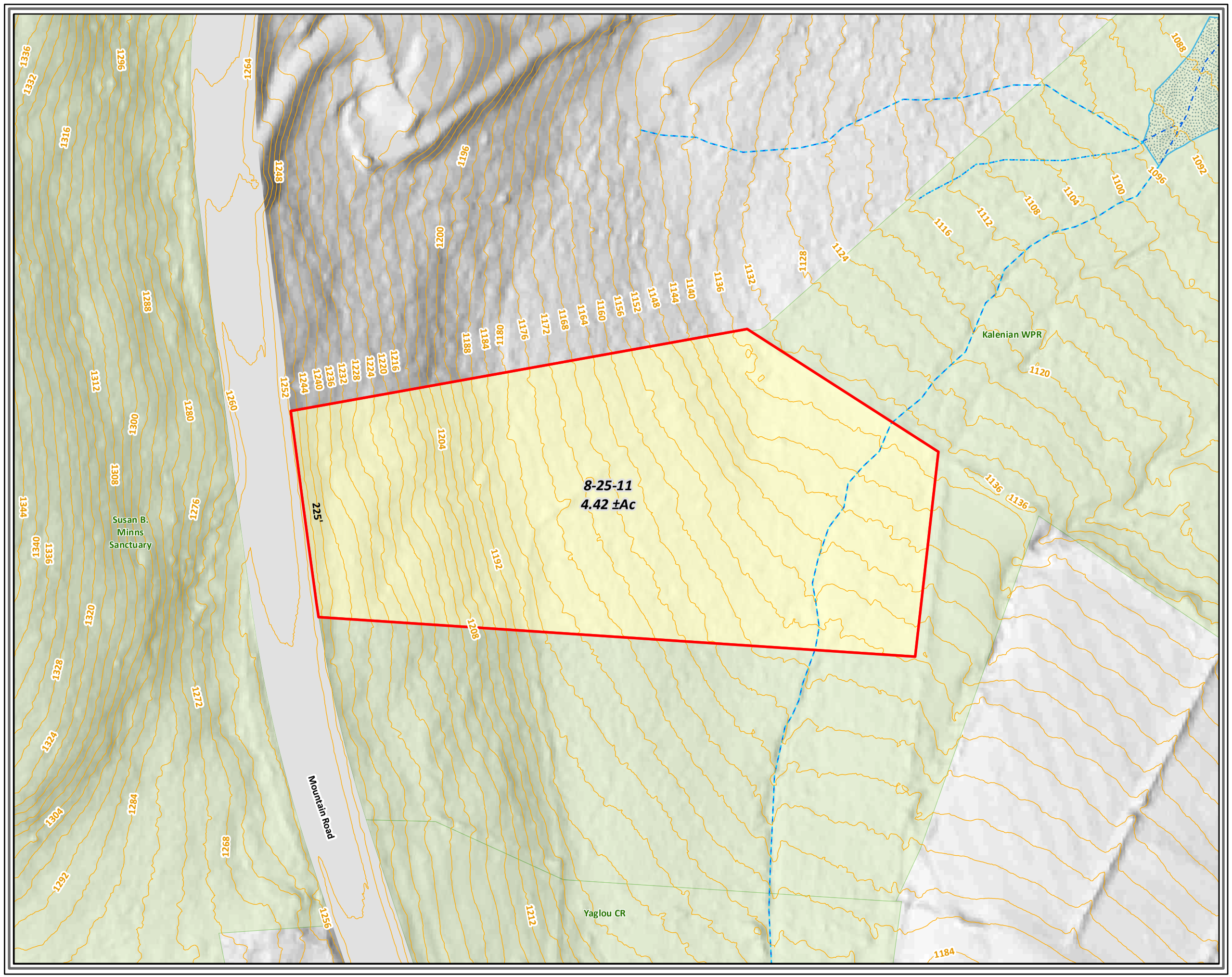
0 50 100 200 Feet

Scale: 1' = 100 "

This plan is conceptual only and is not represented as an engineered plan.

LandVest

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Kerrigan View Lot

Princeton, MA

Base Plan

Legend

- Subject Property - 4.42 ±Ac
- Adjacent Properties
- Protected Land
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Credits: Background from ESRI 'Terrain Base' map service

Project Number: MA5794-CG
Date: 06/23/26

N
W
E
S

0 50 100 200 Feet

Scale: 1' = 100 "

This plan is conceptual only and is not represented as an engineered plan.

LandVest

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Kerrigan View Lot

Princeton, MA

Site Analysis Plan

Legend

- Subject Property - 4.42 ±Ac
- Adjacent Properties
- Protected Land
- Soil Type
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Credits: Background from ESRI 'Terrain Base' map service

Project Number: MA5794-CG

Date: 06/23/26

0 50 100 200 Feet

Scale: 1' = 100 "

This plan is conceptual only and is not represented as an engineered plan.

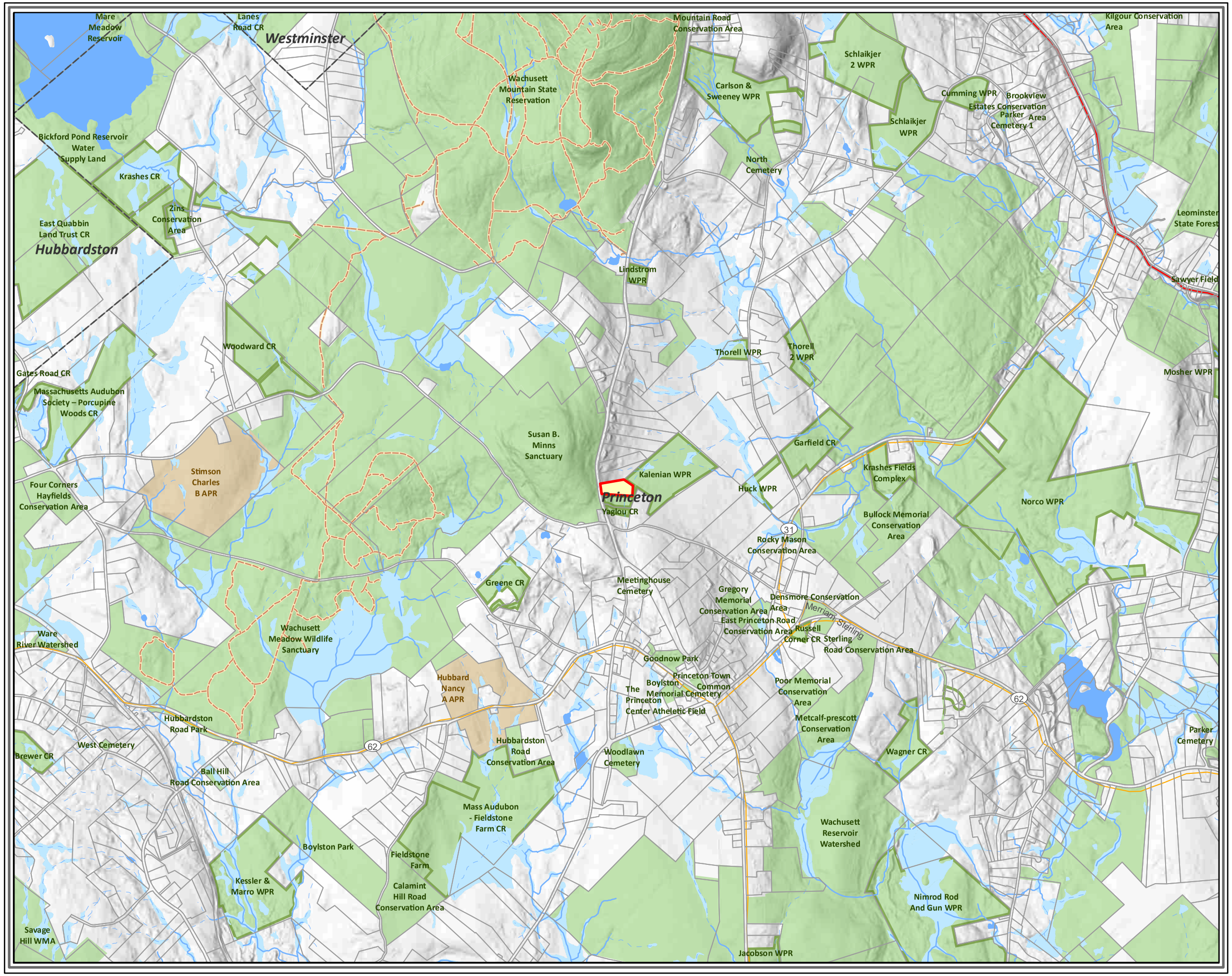
LandVest

Path: J:\aaGISOrg\Projects\Assigned\MA5794-CG Kerrigan View Lot, Princeton, MA\MA5794-CG site analysis.aprx

Kerrigan View Lot

Princeton, MA

Conservation Context



Legend

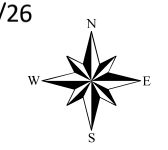
- Subject Property - 4.42 ±Ac
- Trails
- Adjacent Properties
- Protected Land
- Conservation Restrictions (CRs)
- Agricutural Preservation Restrictions (APRs)
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Credits: Background from ESRI 'Terrain Base' map service

Project Number: MA5794-CG

Date: 06/23/26



0 1,000 2,000 4,000 Feet

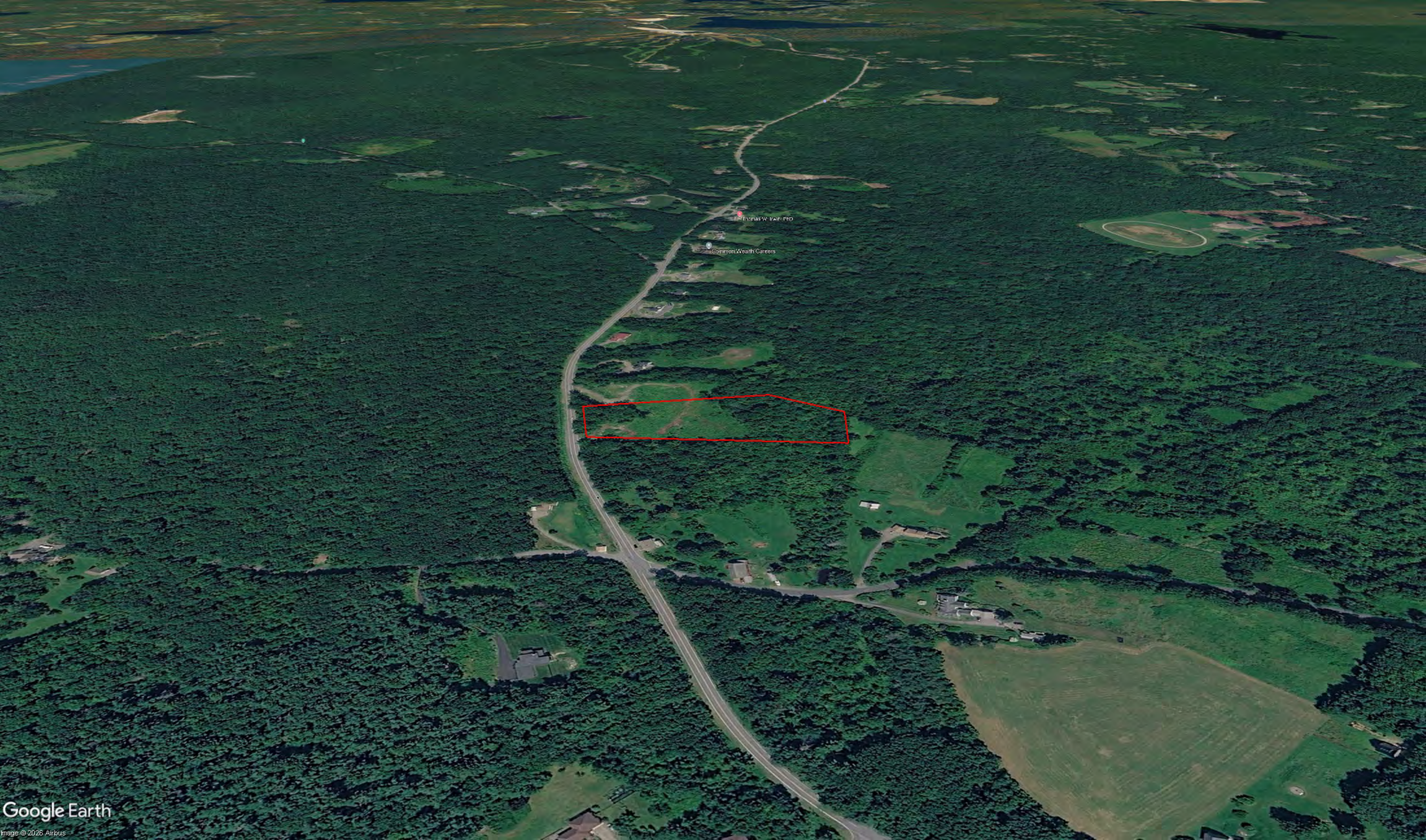
Scale: 1' = 2,000 "

This plan is conceptual only and is not represented as an engineered plan.

LandVest

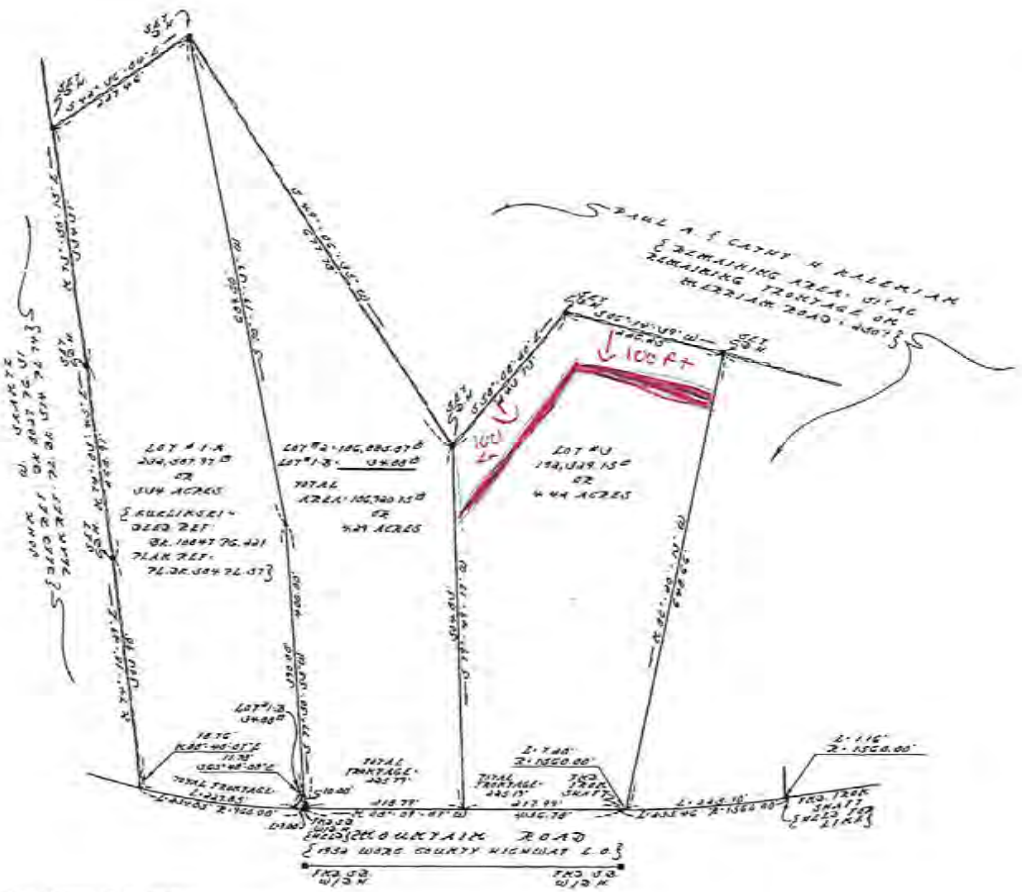
Path: J:\aaGISOrg\Projects\Assigned\MA5794-CG Kerrigan View Lot, Princeton, MA\MA5794-CG conservation context.aprx


Google Earth
Image © 2025 Airbus


Thomas W Trail - PhD
Common Wealth Careers
Google Earth
Image © 2026 Airbus


Google Earth
Image © 2025 Airbus


Common Wealth Careers
Falls Road
Google Earth
Image © 2025 Airbus



BEARING SYSTEM FROM 1934 WARE COUNTY HIGHWAY LAYOUT OF MOUNTAIN ROAD - BEARING TAKEN FROM NAD 1983



LOCUS MAP
(NO SCALE)

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
PRINCETON PLANNING BOARD
Michael A. Hilchenk
Date: 2/16/84

DEED REF:
BK. 7010 PG. 154
BK. 10847 PG. 321

PLAN REF:
SEE PLAN VIEW

PRINCETON ASSESSORS MAP PARCEL # 45-4

ZONING CLASS:
RESIDENTIAL - AGRICULTURAL

"THIS SURVEY AND PLAN CONFORMS TO THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMM. OF MASS. AND CONFORMS WITH THE RULES AND REGULATIONS OF THE WORC. DIST. REG. OF DEEDS."

Richard W. Gulezian
RICHARD W. GULEZIAN, R.L.S. # 19946
Mark J. Gulezian
MARK J. GULEZIAN, LAND SURVEYOR

NOTE:
LOT # 1-B IS NOT TO BE CONSIDERED A BUILDING LOT, FOR CONVEYANCE PURPOSES ONLY. TO BE CONVEYED TO PAUL A. & CATHY H. KALEKIAN FROM WALTER S. & JOAN L. KURLINSKI. LOT # 1-B TO BE CONVEYED WITH LOT # 4.

NOTE:
THERE IS ONE ACRE EXCLUSIVE OF WETLAND AND FLOOD HAZARD AREA IN EACH OF THE THREE LOTS SHOWN ABOVE.

WORCESTER DISTRICT REGISTRY OF DEEDS - WORCESTER, MA.
PLAN BOOK 599 PLAN 61
Recorded Feb. 19, 1988
9 h. 54 m. P.M.
ATTEST:

GRAPHIC SCALE
60 40 0 60 160

PLAN OF LAND
IN
PRINCETON, MASS.
OWNER: PAUL A. & CATHY H. KALEKIAN AND WALTER S. & JOAN L. KURLINSKI
SCALE: 1" = 80' JANUARY 26, 1988
PLAN & SURVEY BY:
GULEZIAN SURVEY CO. & ASSOC.
11 SUMMER STREET
WESTBOROUGH, MASS. 01581

51,569-A

51,569-A

LandVest

PRINCETON VIEW LOT

Princeton, MA



1



2



3



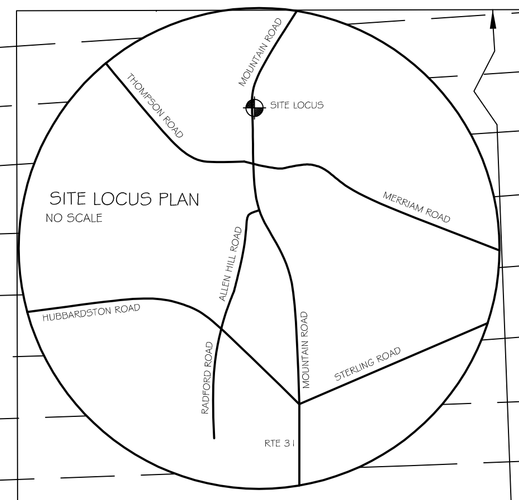
4



5

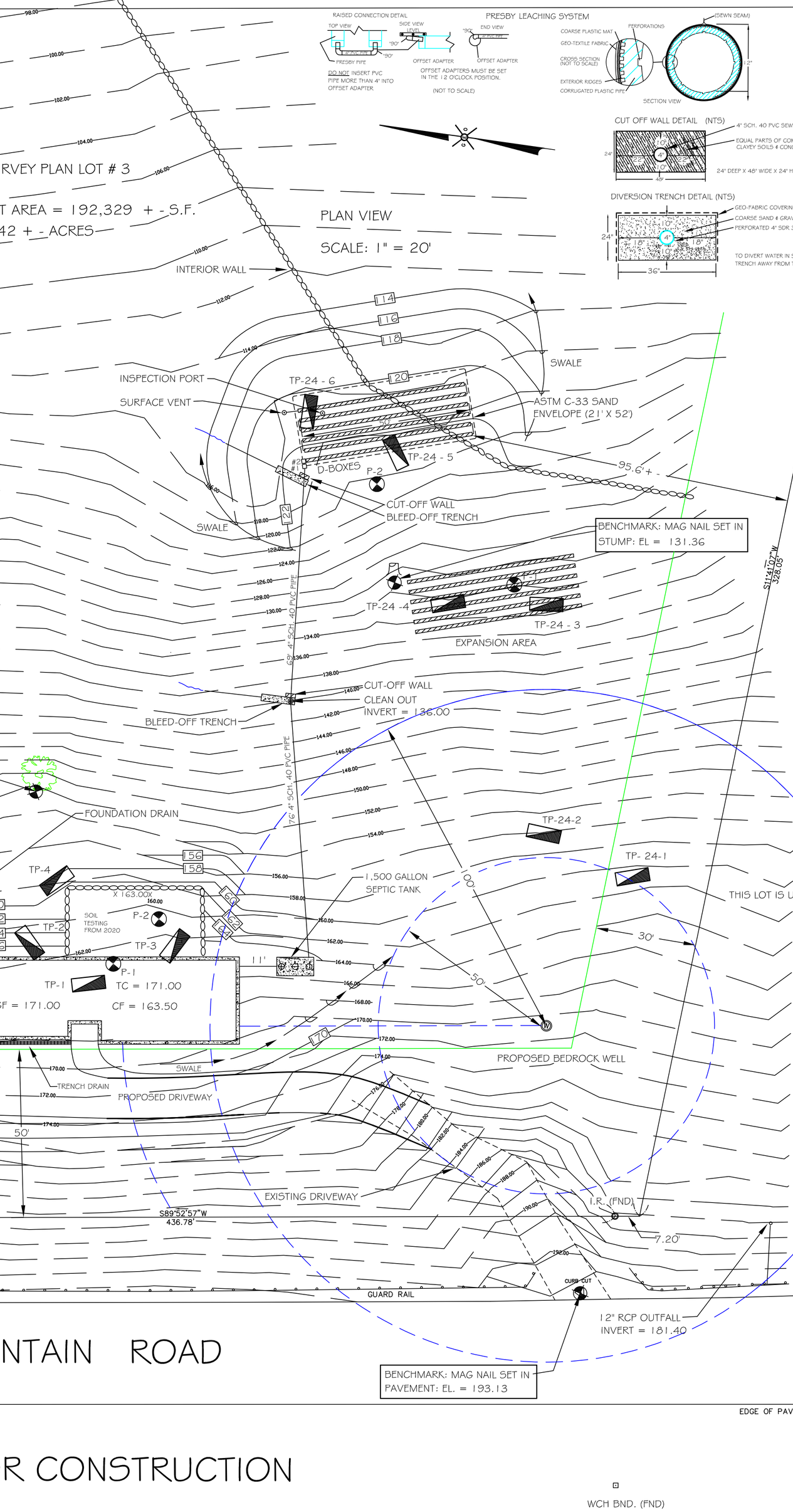


6



SURVEY PLAN LOT # 3

LOT AREA = 192,329 + - S.F.
4.42 + - ACRES



NOT FOR CONSTRUCTION

RAISED CONNECTION DETAIL

PRESBY LEACHING SYSTEM

CUT OFF WALL DETAIL (NTS)

DIVERSION TRENCH DETAIL (NTS)

SOIL EVALUATOR: C.J. KNUTH R.S. SE #1249 (NOVEMBER 1994)
BOH WITNESS: LAR GREENE S.E.

SURFICIAL GEOLOGY

EXCAVATOR: NORMAN GAMBLIN, NE EXCAVATING
TESTING DATE: JULY 27, 2024

TP #24-1 & 2 OBSERVATION HOLE RESULTS EL 161.00 / 156.44

Depth from Surface (inches)	Soil Horizon	Soil Texture (USDA)	Soil Color (Munsell)	Soil Mottling	Other (structures, stones, boulders, consistency, # % gravel)
0-18"	A	VFSL	10YR2/2		TOPSOIL
18-24"	C	FSL	2.5Y5/3	24"	BOULDERS THROUGHOUT
R = 24"					
0-18"	A	VFSL	10YR2/2		TOPSOIL
18-24"	C	FSL	2.5Y5/3	24"	BOULDERS THROUGHOUT
R = 24"					

TP - 24-4 OBSERVATION HOLE RESULTS EL 132.22

Depth from Surface (inches)	Soil Horizon	Soil Texture (USDA)	Soil Color (Munsell)	Soil Mottling	Other (structures, stones, boulders, consistency, # % gravel)
0-7"	A	VFSL	10YR2/2		TOPSOIL
7-19"	B	SL	10YR3/3	72"	SUBSOIL
36-86"	C	LSYSL	2.5Y5/3		SL ZONES OF LS ROCK FRAGS
R = 86"					BOULDERS THROUGHOUT

TP - 24-6 OBSERVATION HOLE RESULTS EL 116.64

Depth from Surface (inches)	Soil Horizon	Soil Texture (USDA)	Soil Color (Munsell)	Soil Mottling	Other (structures, stones, boulders, consistency, # % gravel)
0-12"	A	VFSL	10YR2/2		TOPSOIL
12-36"	B	SL	10YR3/3	36"	SUBSOIL
36-78"	C	LSYSL	2.5Y5/3		SL ZONES OF LS
					BOULDERS THROUGHOUT

TP - 24-3 OBSERVATION HOLE RESULTS EL 133.56

Depth from Surface (inches)	Soil Horizon	Soil Texture (USDA)	Soil Color (Munsell)	Soil Mottling	Other (structures, stones, boulders, consistency, # % gravel)
0-6"	A	VFSL	10YR2/2		TOPSOIL
6-36"	B	FSL	10YR3/3		SUBSOIL
36-86"	C	SL	2.5Y5/3	36"	SL ZONES OF LS ROCK SLABS
R = 86"					BOULDERS THROUGHOUT

TP - 24-5 OBSERVATION HOLE RESULTS EL 116.78

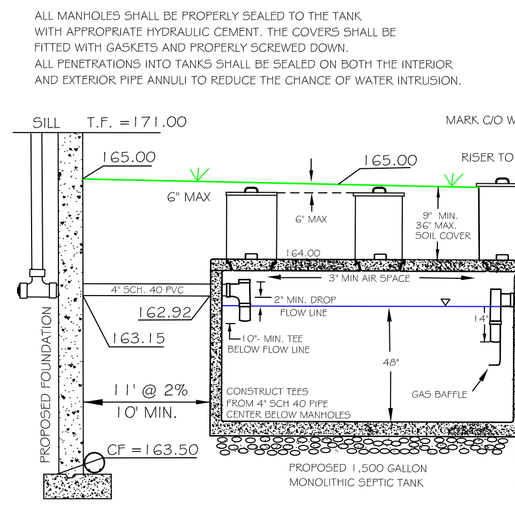
Depth from Surface (inches)	Soil Horizon	Soil Texture (USDA)	Soil Color (Munsell)	Soil Mottling	Other (structures, stones, boulders, consistency, # % gravel)
0-12"	A	VFSL	10YR2/2		TOPSOIL
12-18"	B	SL	10YR3/3	30"	SUBSOIL
18-76"	C	LSYSL	2.5Y5/3	STANDING WATER @ 40"	SL ZONES OF LS
					BOULDERS THROUGHOUT

PERCOLATION TESTS

TEST #	DEPTH	DATE	RATE
25-1	49"	7/27/24	11 MPI
25-2	53"	7/28/24	11 MPI

NOTE:
GEO-SERVICES DOES NOT WARRANT OR IMPLY SUBSURFACE CONDITIONS BEYOND THE LIMITS OF THE TEST PITS.

ALL MANHOLES SHALL BE PROPERLY SEALED TO THE TANK WITH APPROPRIATE HYDRAULIC CEMENT. THE COVERS SHALL BE FITTED WITH GASKETS AND PROPERLY SCREWED DOWN. ALL PENETRATIONS INTO TANKS SHALL BE SEALED ON BOTH THE INTERIOR AND EXTERIOR PIPE ANNULI TO REDUCE THE CHANCE OF WATER INTRUSION.



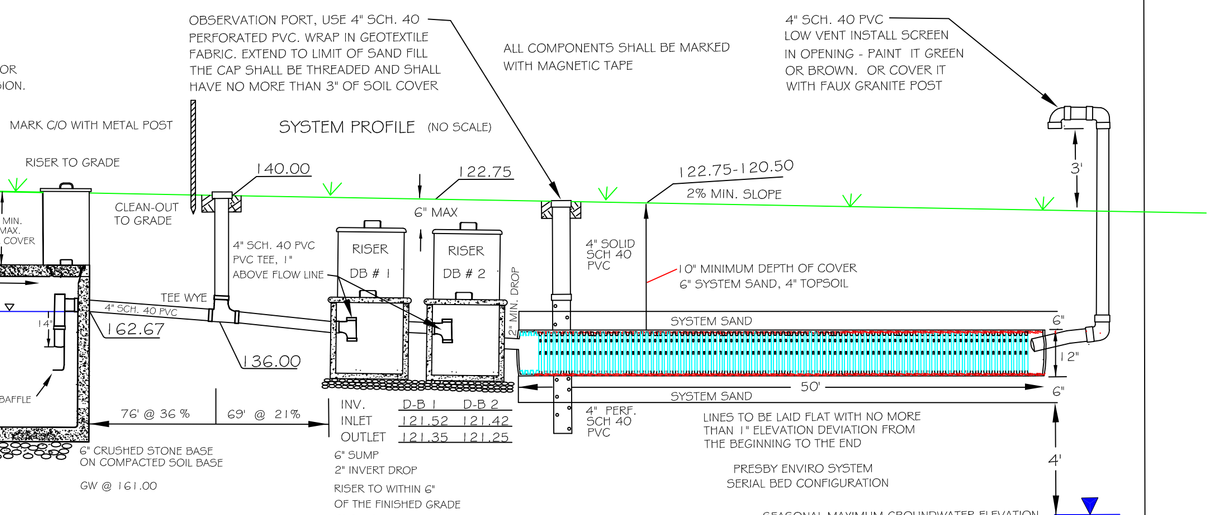
OBSERVATION PORT, USE 4" SCH. 40 PERFORATED PVC. WRAP IN GEOTEXTILE FABRIC. EXTEND TO LIMIT OF SAND FILL THE CAP SHALL BE THREADED AND SHALL HAVE NO MORE THAN 3" OF SOIL COVER

MARK C/O WITH METAL POST

ALL COMPONENTS SHALL BE MARKED WITH MAGNETIC TAPE

4" SCH. 40 PVC LOW VENT INSTALL SCREEN IN OPENING - PAINT IT GREEN OR BROWN. OR COVER IT WITH FAUX GRANITE POST

SYSTEM PROFILE (NO SCALE)



LINES TO BE LAID FLAT WITH NO MORE THAN 1" ELEVATION DEVIATION FROM THE BEGINNING TO THE END

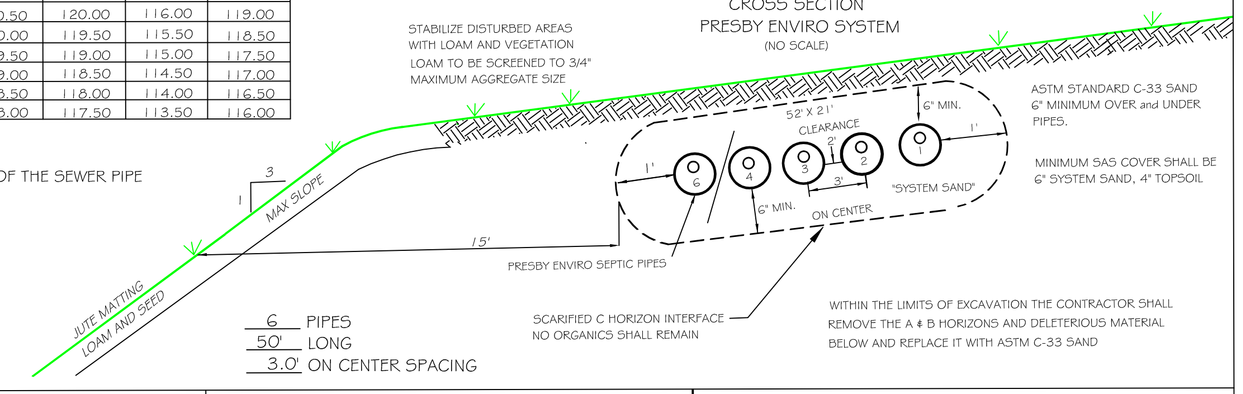
PRESBY ENVIRO SYSTEM
SERIAL BED CONFIGURATION

TABLE OF PRESBY PIPES

LINE	MIN. GRADE	TOP OF PIPE	INVERT	BOTTOM PIPE	BOTTOM SAND	G.W.	EXISTING GRADE
1	122.33	121.50	121.08	120.50	120.00	116.00	119.00
2	121.83	121.00	120.58	120.00	119.50	115.50	118.50
3	121.33	120.50	120.08	119.50	119.00	115.00	117.50
4	120.83	120.00	119.58	119.00	118.50	114.50	117.00
5	120.33	119.50	119.08	118.50	118.00	114.00	116.50
6	119.83	119.00	118.58	118.00	117.50	113.50	116.00

NO STONES > 2" SHALL BE PLACED WITHIN 12" OF THE SEWER PIPE CONNECTING THE SEPTIC TANK AND THE SAS.

CROSS SECTION
PRESBY ENVIRO SYSTEM
(NO SCALE)



6 PIPES
50' LONG
3.0 ON CENTER SPACING

GENERAL NOTES

1.) Elevations refer to B.M. = 193.13 Assumed vertical datum.
2.) All construction methods and materials are to conform to the requirements of 310 CMR 15.00 and the PRINCETON Board of Health regulations. EXCEPT AS REQUESTED
3.) Property lines are shown graphically on this plan.
4.) Property lines and proposed structures shall be field staked by a Professional Land Surveyor prior to construction.
5.) All B.O.H. permits and Conservation Commission orders (if applicable) must be obtained prior to construction.
6.) Garbage disposal and well filter discharge cannot be introduced into the system.
7.) Pump septic tanks every other year, clean filters and retain records.
8.) Locations of all existing utilities shown on these drawings are only approximate and it shall be the responsibility of the contractor to contact all utility companies for field locations of existing underground pipes, conduits, tanks, and structures. Contact DIGSAFE at 1-800-322-4844.
9.) If conditions encountered during construction vary substantially from those shown on this plan, notify Geo-Services, before proceeding with construction.
10.) The applicant is responsible for complying with all zoning offsets and regulations

CONSTRUCTION NOTES

1.) Verify that the plans being utilized for construction are current. Call 978-502-8070 before starting the project.
2.) It is the responsibility of the contractor to contact Geo-Services for all inspections required, with a notice of at least 72 hours. The contractor also shall be responsible for scheduling all required B.O.H. inspections.
3.) Geo-Services requires two (2) inspections:
   1. After excavation of impervious soils, but before placement of sand and gravel fill.
   2. After placement of components (tank, D-box, pipes, etc.), but prior to backfill.
4.) All sand fill used around the SAS must meet the required gradation of ASTM C-33 WASHED SAND
6.) All disturbed areas to be covered with loam and stabilized with vegetation (or paved).
7.) All slopes > 3/1 slopes shall be covered with jute matting, loam and seed
8.) THE INSTALLER MUST BE CERTIFIED BY PRESBY ENVIRO-SYSTEMS.

SCHEDULE OF ELEVATIONS

TOP OF FOUNDATION	T.F. = 171.00
CELLAR FLOOR	163.50
INV. AT FOUNDATION	163.15
INV. AT TANK INLET	162.92
INV. AT TANK OUTLET	162.67
INV. AT CLEAN-OUT	136.00
INV. AT DIST. BOX INLET (#1)	121.42
INV. AT DIST. BOX OUTLET (#1)	121.25
INV. AT DIST. BOX INLET (#2)	121.42
INV. AT DIST. BOX OUTLET (#2)	121.25
SEE TABLE FOR PRESBY PIPE ELEVATIONS	
SEASONAL MAXIMUM GROUNDWATER EL. =	30"

SEWAGE TREATMENT AND DISPOSAL SYSTEM PLAN

NEW CONSTRUCTION
SITE: PROPOSED 4 BEDROOM HOME
STREET: LOT 3 MOUNTAIN ROAD
TOWN: PRINCETON, MA 01541
ASSESSORS MAP 8 LOT 25-11

DESIGN INFORMATION

4 BEDROOMS X 110 GPD = 440 GPD CAPACITY REQUIRED
15 MPI LOADING = .56 GPD/SF

PRESBY REQUIRES 280 LINEAR FEET OF PIPE, 300 LF IS PROPOSED
2.0' O/C SPACING REQUIRED 3.0' O/C SPACING PROPOSED

CONVENTIONAL SYSTEM REQUIRES 785 SF OF LEACHING AREA
THE PROPOSED SAND ENVELOPE IS 52' X 21' = 1,092 S.F.
139 % OF CONVENTIONAL AREA IS PROVIDED

SEPTIC TANK CAPACITY:
HOUSE = 440 GPD X 200% = 880
USE 1,500 GALLON SEPTIC TANK

LEGEND

- 160 PROPOSED ELEV. CONTOUR
- EXISTING ELEV. CONTOUR
- UTILITY POLE
- 98.6 x PROPOSED SPOT GRADE
- LANDSCAPE FEATURE
- SOIL EVALUATION TEST PIT
- PERCOLATION TEST
- W WELL
- WETLAND
- SILTATION CONTROL

COMMONWEALTH OF MASSACHUSETTS
CHRISTOPHER J. KNUTH
No. 884
REGISTERED SANITARIAN

PRESBY CERTIFICATION 2670MAES

APPLICANT

NAME: BRENDAN KERRIGAN
ADDRESS: 86 OSGOOD ROAD
STERLING, MA 01564

PLAN VIEW
DATE: APRIL 8, 2022 SCALE: 1" = 20'

GEO-SERVICES
P.O. Box 375
Princeton, MA 01541-0375
Tel.: 978-502-8070
email: cjk3557@yahoo.com

REV.	DATE	DESCRIPTION	BY
1	6/27/22	ABANDON GEO-MAT DESIGN	CJK
		RE-DESIGN WITH PRESBY ES	
2	2/20/25	COMPLETE RE-DESIGN	CJK
3	9/8/25	CHANGE HOUSE AND GARAGE	CJK
4	9/16/25	EXPAND PARKING	CJK

GS FILE: # 25-3 SHEET 1 OF 1

2021 00077545
Bk: 65318 Pg: 178
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THE COMMONWEALTH OF MASSACHUSETTS
Town of Princeton
Office of the Treasurer

The **Town of Princeton** ("Grantor"), a Municipal Corporation, located in Worcester County, Massachusetts, in consideration of Ninety Thousand ($90,000.00) dollars, the receipt whereof is hereby acknowledged, hereby grants to **Brendan Kerrigan** ("Grantee"), of 86 Osgood Road, Sterling, Worcester County, Massachusetts 01564, all its right, title and interest in a certain parcel of land in said Town bounded and described as follows:

Property Address: Mountain Road, Princeton, MA

Land in said Princeton on Mountain Road, shown as Lot 25-11 on Assessors' Map 8 in the office of the Assessors of the Town of Princeton, situated on the easterly side of Mountain Road, being shown as Lot 3 on a plan entitled "Plan of Land in Princeton, Mass., owner: Paul A. and Cathy H. Kalenian and Walter S. and Joan L. Kuklinski," dated January 26, 1998, drawn by Guerard Survey Co. & Associates, recorded with the Worcester District Registry of Deeds, Plan Book 593, Plan 61, and bounded and described as follows:

BEGINNING at a point on the easterly side of Mountain Road at the northeasterly corner of the premises herein described and at the southwesterly corner of Lot 2 as shown on said plan;

THENCE north 79° 49′ 17″ east by Lot 2 a distance of 504.83 feet to a point at a set drill hole at a corner of a stone wall at land now or formerly of Paul A. and Cathy H. Kalenian;

THENCE south 58° 08′ 20″ east by land now of formerly of said Kalenian and along said stone wall 243.73 feet to a set drill hole at a corner in said stone wall;

THENCE south 06° 14′ 39″ west by land now of formerly of said Kalenian and along said stone wall 226.25 feet to a set drill hole in said stone wall;

THENCE north 86° 20′ 13″ west by land now or formerly of said Kalenian 648.66 feet to a point on the easterly side of Mountain Road;

THENCE northerly by Mountain Road by a curve to the right the radius of whose arc is 1,560.00 feet to a distance of 7.20 feet to a point;

THENCE north 08° 09′ 07″ west by Mountain Road 217.99 feet to the point of beginning.

Said parcel containing 4.428 acres of land according to said plan.

Being the premises described in a deed recorded with said Registry of Deeds in Book 13069, Page 9.

The above described Parcel is conveyed subject to any and all easements, rights, covenants, and restrictions of record, insofar as the same are in force and applicable.

Being the same premises acquired by said Town under an instrument of taking dated June 30, 1992 and recorded with the Worcester District Registry of Deeds in Book 14391, Page 348, and a decree of the Land Court in Case No. 96 T.L. 108949 dated January 13, 1998 and recorded with said Registry of Deeds in Book 19594, Page 310.

The land hereby granted was sold in accordance with the provisions of Chapter 358, Section 2, of the Acts of 1938, as amended, by James Dunbar, Custodian, to the above-named grantee at public auction April 30, 2021 notice of the proposed sale having been sent by certified mail to the owner(s) of record on April 14, 2021, and similar notices posted on April 13, 2021, in the following public places:

Princeton Town Hall Princeton Public Library

The grantee hereof has paid, in addition to the purchase price, the sum required by G. L. c. 44, s. 63A, to be paid in lieu of current taxes.

The Town of Princeton has received a statement signed under the pain and penalties of perjury by **Brendan Kerrigan** under the provisions of and in compliance with Massachusetts General Laws Chapter 60 Section 77B as amended by Chapter 803 of the Acts of 1986 that neither he nor any other person who would gain equity in the above-described land have ever been convicted of a crime involving the willful and malicious setting of a fire or of a crime involving the aiding, counseling or procuring of a willful and malicious setting of a fire; or of a claim involving the fraudulent filing of a claim for fire insurance; or are delinquent in the payment of real estate taxes to the Town of Princeton.

Witness the execution of this instrument this 3rd day of June 2021.

Town of Princeton

By James J. Dunbar
James Dunbar, Treasurer

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On June 3rd, 2021 before me the undersigned Notary Public, personally appeared James Dunbar, Treasurer for the Town of Princeton, proved to me on the basis of satisfactory evidence of identification, which were driver's license and personal knowledge, to be the person whose name is signed in the preceding or attached document, and acknowledged to me that he signed it voluntarily as Treasurer of the Town of Princeton for its stated purpose.

Witness my hand and official seal.

Notary Public

MY COMMISSION EXPIRES:
NATHAN R. BOUDREAU
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
November 11, 2022

(This form approved by the Department of Revenue.)

ATTEST: WORC. Kathryn A. Toomey, Register

108 MOUNTAIN RD

Location	108 MOUNTAIN RD	**Mblu**	8.0/ 25/ 11.0/ /
Acct#	2410080002500110	**Owner**	KERRIGAN, BRENDAN
PBN		**Total Market Value**	$212,628
Appraisal	$212,628	**PID**	525
Building Count	1		

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2026	$0	$212,628	$212,628
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2026	$0	$212,628	$212,628

Owner of Record

Owner	KERRIGAN, BRENDAN	**Sale Price**	$90,000

Co-Owner

Address 86 OSGOOD ROAD
STERLING, MA 01564

Book & Page 65318/178

Sale Date 06/04/2021

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Building Attributes	
Field	**Description**
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Int Flr 2	
Heat Fuel	

Building Photo



(https://images.vgsi.com/photos2/PrincetonMAPhotos//default.jpg)

Building Layout

(https://images.vgsi.com/photos2/PrincetonMAPhotos//Sketches/525_525.j

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Extra Kitchens	
Bsmt Area	
Fin Bsmt Area	
Fin Bsmt Grade	
Bsmt Type	
Bsmt Gar Stalls	
Fireplaces	
Gas Fpl (s)	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1300
Description	RES ACLNDV MDL-00
Zone	RA
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	4.42
Frontage	
Depth	
Total Market Land	$212,628

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2026	$0	$212,628	$212,628
2025	$0	$207,749	$207,749
2024	$0	$204,300	$204,300

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2026	$0	$212,628	$212,628
2025	$0	$207,749	$207,749
2024	$0	$204,300	$204,300