

# JJ Manning

— AUCTIONEERS

**PROPERTY INFORMATION PACKAGE #24-2050**

## REAL ESTATE AUCTION

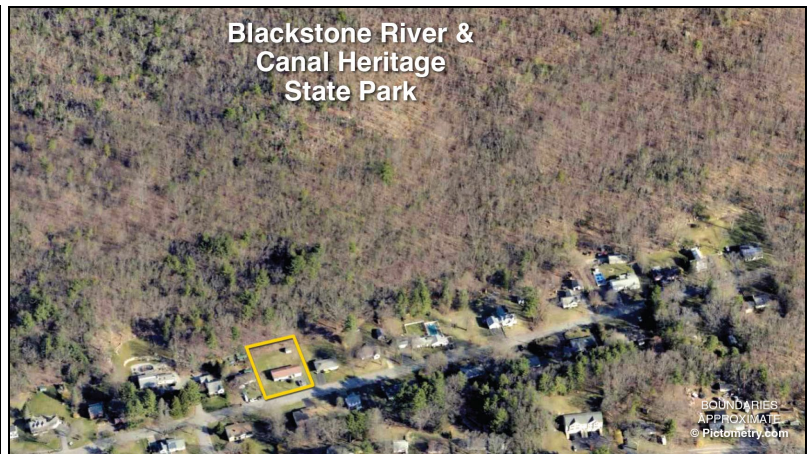
**2,594+/- SF RANCH ON .4+/- AC.  
Abuts State Park with Forest Views**

**38 WILLIAM WARD ST., UXBRIDGE, MA**

**Friday, April 5 at 11am On-site**

**Open House: Thursday, March 28 (11am-1pm)**

MA Auc. Lic. #111



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**JJ** Manning  
AUCTIONEERS  
**AUCTIONEER'S DISCLAIMER**

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.



# JJManning

AUCTIONEERS  
Marketing | Experience | Integrity | Results  
Since 1976



March 11, 2024

Dear Prospective Bidder:

JJManning Auctioneers is pleased to offer this 2,594+/- sf ranch on .4+/- acres located at 38 William Ward St., Uxbridge, MA. The entire back lot line abuts 1,000+/- acre Blackstone River & Canal Heritage State Park offering unobstructed forest views, trails, biking, horseback riding, canoe access, fishing, picnic areas, historical sites & more. It's centrally located with easy access to Routes 16, 122, 140, 146 & I-495; 12+/- miles to MBTA Commuter Rail.

The owners have chosen auction, the accelerated method of marketing, for the sale of this well-situated property. Their decision allows you to set the market price for this centrally located home with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition. Don't miss out on this opportunity.

As you know, the property is being sold "as is, with all faults", be sure to attend the scheduled Open House. There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held on Friday, April 5, 2024 at 11:00am on-site. Don't miss it! If you can't attend but wish to make an Absentee Bid, give us a call.

The sale is not contingent upon your ability to acquire mortgage financing. You are encouraged to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence. Read the Sample Purchase & Sale Agreement in this package. You should consult your attorney with any questions regarding the Agreement. There can be no changes to the Agreement.

Don't forget to have the \$20,000 certified deposit check made out to yourself and bring it with you to the auction. You must show the check at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction.

If you are interested in making a pre-auction offer for this property, it must be tendered on a signed JJManning approved Purchase & Sale Agreement and accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer. Please contact us at [auctions@jjmanning.com](mailto:auctions@jjmanning.com) or the phone number below for details.

Our experienced auction staff is available to answer your questions at 800-521-0111, at the open house and one hour before the auction. We welcome your calls. See you at the auction. Good luck with your bids!

Sincerely,

Justin J. Manning, CAI, AARE  
President

# JJ Manning

— AUCTIONEERS —

## TERMS & CONDITIONS

### REAL ESTATE AUCTION

**2,594+/- SF RANCH ON .4+/- AC.  
Abuts State Park with Forest Views**

**38 WILLIAM WARD ST., UXBRIDGE, MA**

**Friday, April 5 at 11am On-site**

**Open House: Thursday, March 28 (11am-1pm)**

MA Auc. Lic. #111

Terms of Sale: 10% deposit of which Twenty Thousand Dollars (\$20,000.00) must be presented in certified or bank check. Remainder of the 10% deposit in wire transfer, certified or bank check by 4:00 p.m. ET on Monday, April 8, 2024. Balance in 30 days.

A. Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to JJManning Auctioneers, Escrow Agent.

B. Closing will take place on or before Monday, May 6, 2024 (30 days from the auction) unless otherwise agreed upon by Seller, in writing.

C. A Buyer's Premium of TEN PERCENT (10%) will be added to the high bid. Their sum will constitute the Total Purchase Price. See Buyer's Premium explanation elsewhere in this Bidder Information Package.

D. The property is being sold "as is, with all faults". We encourage you to attend the Open House and thoroughly inspect the property. You must rely on your own inspection and judgment when bidding on this property.

E. Auctioneer reserves the right to enter protective bids on behalf of Seller.

F. Auctioneer reserves the right to disqualify any bidders at auctioneer's sole discretion. Should a dispute arise amongst any bidders, auctioneer's decision shall be final and binding.

G. The property is NOT being sold with a financing contingency, so we recommend that you pre-qualify yourself with your lending institution before bidding at the auction sale. This will allow you to bid with confidence!

H. Other terms, if any, to be announced at the auction sale.

# JJ Manning

— AUCTIONEERS —

## **BUYER'S PREMIUM EXPLANATION**

There will be a Buyer's Premium of 10% added to the high bid. The total of the high bid plus the 10% Buyer's Premium shall constitute the Contract Sales Price.

*EXAMPLE:*

	Bid Price:	\$100,000.00
Add 10% Buyer's Premium:		\$ 10,000.00
		-----
Contract sales price:		<b>\$110,000.00</b>

The contract sales price represents the total due from the buyer and will be the amount entered on the *Purchase & Sale Agreement*.

PURCHASE AND SALE AGREEMENT

This 5th day of April, 2024

1. PARTIES AND MAILING ADDRESSES

Vecchione Realty Trust hereinafter called the SELLER, agrees to SELL and

hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

2. DESCRIPTION

The land with the buildings thereon known as 38 William Ward St., Uxbridge, Massachusetts.

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to the SELLER and used in connection therewith including, if any, all wall-to-wall carpeting, drapery rods, automatic garage door openers, venetian blinds, window shades, screens, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, heating equipment, stoves, ranges, oil and gas burners and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, garbage disposals, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, plants, and ONLY IF BUILT IN, refrigerators, air conditioning equipment, ventilators, dishwashers, washing machines and dryers; and none. Any non-titled personal property left at the premises as of closing is considered abandoned and shall become the responsibility of the buyer. The SELLER, its agents or representatives have not made any representations, warranties, promises, covenants, agreements or guarantees, implied or expressed, oral or written with respect to the conformity of the property to any town laws or ordinances. The existing bedroom and bathroom counts in the home do not currently coincide with the town assessor counts. Any updates, reporting or changes required by the town, if any, shall be the buyer's responsibility.

4. TITLE DEED

Said premises are to be conveyed by a good and sufficient Quitclaim Deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided and said deed shall convey a good and clear record, marketable or insurable title thereto, free from encumbrances, except

- (a) Existing rights and obligations in party walls which are not the subject of written agreement;
- (b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- (c) Any liens for municipal betterments assessed after the date of this agreement;
- (d) Easements, restrictions and reservations of record;

5. PLANS

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

6. PURCHASE PRICE

The agreed purchase price for said premises is \_\_\_\_\_ dollars, of which

\$ \_\_\_\_\_ have been paid as a deposit this day and

\$ \_\_\_\_\_ are to be paid in wire transfer, certified, cashier's, treasurer's or bank check(s) by 4:00 pm ET April 8, 2024 as the additional deposit

\$ \_\_\_\_\_ are to be paid at the time of delivery of the deed in cash, or by certified, cashier's, treasurer's or bank check(s)

\$ \_\_\_\_\_ TOTAL

7. TIME FOR PERFORMANCE DELIVERY DEED

Such deed is to be delivered on or before Monday, May 6, 2024 (30 days of the date of this agreement) at the office of SELLER'S attorney, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.

8. POSSESSION AND CONDITION OF PREMISES

Full possession of said premises, except as herein provided, is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted and (b) in compliance with provisions of any instrument referred to in clause 4 hereof.

**9. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM**

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto, unless the SELLER elects to use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of up to ninety days.

**10. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc.**

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

**11. BUYER'S ELECTION TO ACCEPT TITLE**

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction. In which case the SELLER shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the premises to their former condition, either (a) pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLER for any partial restoration; or (b) if a holder of a mortgage on said premises shall not permit the insurance proceeds or a part thereof to be used to restore the said premises to their former condition or to be so paid over or assigned, give to the BUYER a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the SELLER for any partial restoration.

**12. ACCEPTANCE OF DEED**

The acceptance of a deed by the BUYER, or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

**13. USE OF SELLER MONEY TO CLEAR TITLE**

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

**14. INSURANCE**

Until the delivery of the deed, the SELLER shall maintain the insurance on said premises as currently insured.

**15. ADJUSTMENTS**

Collected rents, mortgage interest, water and sewer use charges, operating expenses (if any) according to the schedule attached hereto or set forth below, condominium or home owner's association fees if applicable, and taxes for the then current fiscal year, shall be apportioned and fuel value shall be adjusted, as of the day of performance of this agreement and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed. Uncollected rents for the current rental period shall be apportioned if and when collected by either party.

**16. ADJUSTMENT OF UNASSESSED TAXES**

If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained.

**17. BROKER**

BUYER acknowledges that he has engaged no real estate broker, and no real estate broker has in any way been involved in this transaction except any broker previously registered with and acknowledged by AUCTIONEER in writing. BUYER agrees to indemnify and hold harmless the SELLER and AUCTIONEER, including SELLER'S and AUCTIONEER'S reasonable attorney's fees, for any claim made by any real estate broker not registered with and acknowledged by Auctioneer in writing in connection with this transaction.



#### 18. DEPOSIT

All deposits made hereunder shall be held in escrow by JEROME J. MANNING & Co., INC as escrow agent subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, the escrow agent may retain all deposits made under this agreement pending instructions mutually given by the SELLER and the BUYER.

#### 19. BUYER'S DEFAULT

If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made or required to be made hereunder by the BUYER shall be retained by the SELLER as liquidated damages even if BUYER fails to make the deposit or additional deposit.

#### 20. CONTINGENCIES

BUYER acknowledges that this Agreement contains no contingencies affecting the BUYER'S obligation to perform. If the sale as contemplated herein is not consummated for any reason, except SELLER'S inability to deliver marketable or insurable title (subject only to the matters set forth in paragraph 4), then the deposit(s) paid by the BUYER upon the execution of this Agreement and/or any additional deposit required to be made shall inure to and become the property of the SELLER, all as provided in Paragraph (19) hereof.

#### 21. WARRANTIES AND REPRESENTATIONS

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement. The BUYER further acknowledges that he is buying the Property as is, with all faults and without warranty of any kind, whatsoever. Buyer acknowledges that buyer has reviewed or been given the opportunity to review the Property Information Packages (PIPS) for this property along with any updates provided up and through the day of the auction.

#### 22. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisee, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

#### 23. LEAD PAINT LAW

The BUYER acknowledges that whenever a child or children under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six years of age. BUYER further acknowledges that he has been notified of said lead paint law by SELLER and AUCTIONEER.

#### 24. SMOKE DETECTORS/SEPTIC

The BUYER shall be responsible for the installation and inspection of smoke detectors and CO2 detectors after closing. The buyer shall be responsible for the repair, upgrade or installation of the current septic system which fails MA Title 5. The closing shall not be contingent upon any certificates of compliance nor contingent upon a certificate of occupancy as the property is being conveyed strictly as is.

#### 25. SOPHISTICATED BUYER

The BUYER acknowledges that by registering, participating, and competing to purchase this subject real estate via a PUBLIC AUCTION SALE wherein all contingencies, warranties, and representations have been specifically disclaimed as in paragraphs 20 and 21 of this agreement establishes that the BUYER is knowledgeable and aware of the risks of doing so and possesses a level of sophistication commensurate with the complexity of the sale terms both expressed by this Agreement and the potential of the property being acquired.

Buyer's Initials: \_\_\_\_\_

NOTICE: This is a legal document that creates binding obligations. If not understood, consult an attorney.

**Vecchione Realty Trust**, Seller

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
By: Justin J Manning, POA for Linda A. Vecchione, Trustee

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
By:

\_\_\_\_\_  
Buyer's Mailing Address (Street or P.O. Box)

\_\_\_\_\_  
Buyer's Attorney (Name)

\_\_\_\_\_  
Buyer's Mailing Address (City, State & Zip Code)

\_\_\_\_\_  
Buyer's Attorney (Firm)

\_\_\_\_\_  
Buyer's Daytime Phone

\_\_\_\_\_  
Buyer's Attorney's Address (Street or P.O. Box)

\_\_\_\_\_  
Buyer's Evening Phone

\_\_\_\_\_  
Buyer's Attorney's Address (City, State & Zip Code)

\_\_\_\_\_  
Buyer's Attorney's Phone

\_\_\_\_\_  
Jerome J. Manning & Co., Inc., AUCTIONEER/ESCROW AGENT

# 2,594± sf Ranch on .4± Acres

## Abuts State Park with Forest Views

### 38 William Ward St, Uxbridge, MA



Open House: Thursday, March 28 (11am-1pm)



Blackstone River &  
Canal Heritage  
State Park

BOUNDARIES APPROXIMATE © Pictometry.com

## Auction: Friday, April 5 at 11am On-site

Entire back lot line abuts 1,000± acre Blackstone River & Canal Heritage State Park offering unobstructed forest views, trails, biking, horseback riding, canoe access, fishing, picnic areas, historical sites & more. Centrally located with easy access to Routes 16, 122, 140, 146 & I-495. 12± miles to MBTA Commuter Rail.

**RE Tax Assessment:** \$348,100

**Parcel ID:** 012.A-0739-0000.0

**Zoning:** R-A

**Site:** 0.369± acres with detached shed

**Gross Building Area:** 3,030± sf

**Gross Finish Area:** 2,594± sf

**Design:** Ranch built in 1955 with low-maintenance stone veneer exterior

**Bedrooms:** 1 per Assessor (4 per layout)

**Baths:** 1 per Assessor (2 per layout)

**Layout:** Includes finished area in full basement & former garage

**Heat:** Oil-fired hot water

**Water:** Town

**Sewer:** Private septic

**Legal Ref.:** Worcester County 59026-303

**Plan Ref.:** Worcester County 156-33

**Terms of Sale:** 10% certified deposit of which \$20,000 by certified or bank check at the auction & remainder by 4pm ET on Monday, April 8, 2024. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

**Pre-auction Offers:** Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

**Buyer's Broker Terms:** Up to 2% Broker Commission offered. Visit [www.JJManning.com](http://www.JJManning.com) for mandatory broker pre-registration requirements.

# JJManning

AUCTIONEERS

Property Info., Photos, Broker Reg. & Full Terms at:

[www.JJManning.com](http://www.JJManning.com)

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



MA Auc Lic 111  
Brochure 1790 • Ref 24-2050

# **PROPERTY INFORMATION**

## **38 WILLIAM WARD ST, UXBRIDGE, MA**

### **AUCTION**

**Friday, April 5 at 11am On-site**  
**2,594+/- sf Ranch on .4+/- Acres**  
**Abuts State Park with Forest Views**

Open House: Thursday, March 28 (11am-1pm)

Entire back lot line abuts 1,000+/- Acre Blackstone River & Canal Heritage State Park offering unobstructed forest views, trails, biking, horseback riding, canoe access, fishing, picnic areas, historical sites & more.

Centrally located with easy access to Routes 16, 122, 140, 146 & I-495.  
12+/- miles to MBTA Commuter Rail in Franklin.

**RE TAX ASSESSMENT (2024): \$348,100 (\$226,700 building, \$1,100 yard, \$120,300 land)**

**PARCEL ID: 012.A-0739-0000.0**

**ZONING: R-A**

**SITE: 0.369+/- acres (15,682+/- sf) with lawn & detached shed**

**FRONTAGE: 113+/- ft**

**DRIVEWAY: Paved with parking for 4+/- cars**

**GROSS BUILDING AREA: 3,030+/- sf**

**GROSS FINISH AREA: 2,594+/- sf**

**DESIGN: Ranch**

**YEAR BUILT: 1955**

**FOUNDATION: Cinderblock**

**EXTERIOR WALLS: Painted stone veneer**

**ROOF: Asphalt shingle**

**GUTTERS: Yes**

**WINDOWS: Double-hung, picture**

**ATTIC: Spans house with multi-access points**

**BEDROOMS: 1 per Assessor (4 per layout)\***

**BATHS: 1 per Assessor (2 per layout)\***

**LAYOUT: Includes finished area in full basement & former garage**

**HEAT: Oil-fired hot water, newer exterior tank**

**ELECTRIC: 200 amp**

**WATER: Town**

**SEWER: Private septic\*\***

**LEGAL REF.: Worcester County 59026-303**

**PLAN REF.: Worcester County 156-33 (Lot 13 & ½ of Lot 12)**

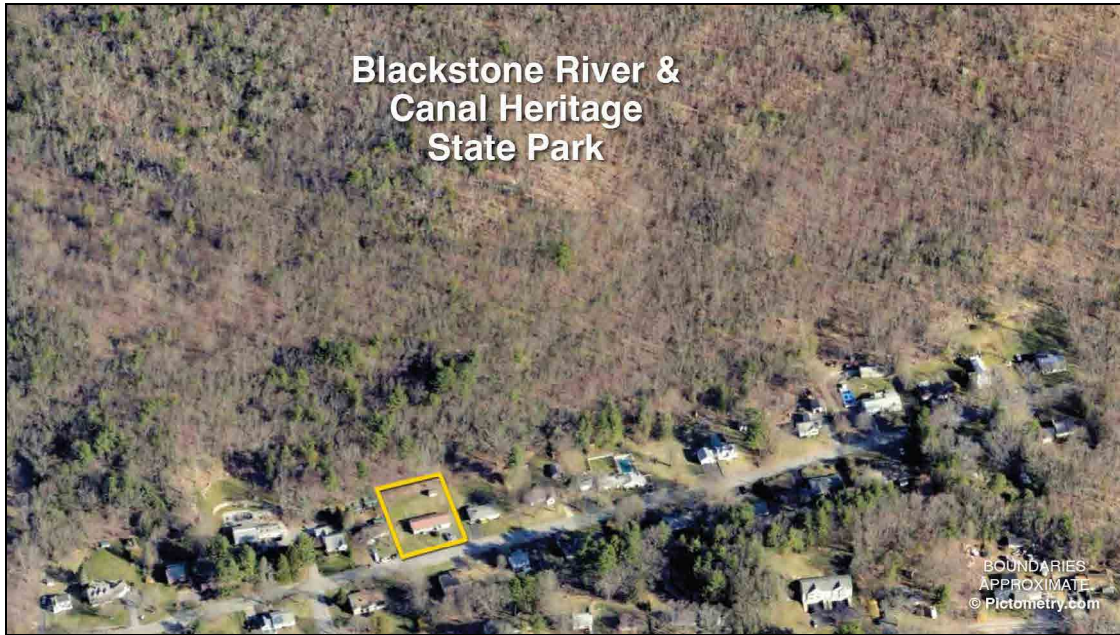
**FEMA FLOOD ZONE: X, non-hazard (Panel 25027C1007E 7/4/11)**

\* The existing bedroom and bathroom counts in the home do not currently coincide with the town assessor counts. Any updates, reporting or changes required by the town, if any, shall be the buyer's responsibility.

\*\* The buyer shall be responsible for the repair, upgrade or installation of the current septic system which fails MA Title 5. The closing shall not be contingent upon any certificates of compliance nor contingent upon a certificate of occupancy as the property is being conveyed strictly as is.

# PHOTO GALLERY

## 38 WILLIAM WARD ST., UXBRIDGE, MA











# CAI Property Card

Town of Uxbridge, MA



GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
<b>LOCATION:</b> 38 WM WARD ST <b>ACRES:</b> 0.3692 <b>PARCEL ID:</b> 012.A-0739-0000.0 <b>LAND USE CODE:</b> ONE FAM <b>CONDO COMPLEX:</b> <b>OWNER:</b> VECCHIONE REALTY TRUST <b>CO - OWNER:</b> PYBAS-VECCHIONE LINDA A-TR <b>MAILING ADDRESS:</b> 210 NEW BRAINTREE RD WEST BROOKFIELD, MA 01585 <b>ZONING:</b> RA <b>PATRIOT ACCOUNT #:</b> 723	<b>BUILDING STYLE:</b> RANCH <b>UNITS:</b> 1 <b>YEAR BUILT:</b> 1955 <b>FRAME:</b> 1 <b>EXTERIOR WALL COVER:</b> STONE VENR <b>ROOF STYLE:</b> GABLE <b>ROOF COVER:</b> ASPHALT-SHNG
	BUILDING INTERIOR
<b>SALE INFORMATION</b> <b>SALE DATE:</b> 6/29/2018 <b>BOOK &amp; PAGE:</b> 59026-303 <b>SALE PRICE:</b> \$100 <b>SALE DESCRIPTION:</b> CONVENIENCE <b>SELLER:</b> VECCHIONE MARY ANN	<b>INTERIOR WALL:</b> 6 <b>FLOOR COVER:</b> STANDARD <b>HEAT TYPE:</b> HOT-WATER <b>FUEL TYPE:</b> OIL <b>PERCENT A/C:</b> False <b># OF ROOMS:</b> 7 <b># OF BEDROOMS:</b> 1 <b># OF FULL BATHS:</b> 1 <b># OF HALF BATHS:</b> 0 <b># OF ADDITIONAL FIXTURES:</b> 1 <b># OF KITCHENS:</b> 1 <b># OF FIREPLACES:</b> 0 <b># OF METAL FIREPLACES:</b> 0 <b># OF BASEMENT GARAGES:</b> 0
PRINCIPAL BUILDING AREAS	
<b>GROSS BUILDING AREA:</b> 3,030 <b>FINISHED BUILDING AREA:</b> 2,594 <b>BASEMENT AREA:</b> 1,281 <b># OF PRINCIPAL BUILDINGS:</b> 1	
ASSESSED VALUES	
<b>LAND:</b> \$120,300 <b>YARD:</b> \$1,100 <b>BUILDING:</b> \$226,700 <b>TOTAL:</b> \$348,100	
SKETCH	PHOTO
	<p>38 WM WARD ST</p>



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

012.A 0739 0000.0  
Map Lot Sub

1 of 1 RESIDENTIAL  
CARD Uxbridge

APPAISED: 297,700/  
USE VALUE: 297,700/  
ASSESSED: 297,700/  
Total Card / Total Parcel 297,700 / 297,700



USER DEFINED

Table with columns: Assoc Part, Prior Id #, Assoc Part 2, Prior Id #, Prior Id #, Prior Id #, Prior Id #, Prior Id #, ASR Map, Fact Dist, Reval Dist, Year, Land Reason, Bld Reason, Civil District, Ratio.

PRINT  
Date Time  
10/31/22 09:59:07  
LAST REV  
Date Time  
07/28/22 15:15:19  
Donna  
723

PROPERTY LOCATION

Table with columns: No, Alt No, Direction/Street/City. Value: 38, WM WARD ST, UXBG

OWNERSHIP

Table with columns: Owner 1, Owner 2, Owner 3, Street 1, Street 2, TwN/City, St/Prov, Cntry, Own Occ, R, Postal, Type.

PREVIOUS OWNER

Table with columns: Owner 1, Owner 2, Street 1, TwN/City, St/Prov, Cntry, Postal.

NARRATIVE DESCRIPTION

This parcel contains .369 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1955, having primarily STONE VENTR Exterior and 2594 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Table with columns: Code, Descrp/No, Amount, Com. Int.

PROPERTY FACTORS

Table with columns: Item, Code, Description, %, Item, Code, Description. Includes Z RA, o n, Census, Flood Haz, D UXBR, s, t.

LAND SECTION (First 7 lines only)

Table with columns: Use Code, Description, LUC Fact, No of Units, Depth / Price Units, Unit Type, Land Type, LT Factor, Base Value, Unit Price, Adj, Neigh, Neigh Infru, Neigh Mod, Infr 1, Infr 2, Infr 3, Appraised Value, Alt Class, % Spec Land, J Code, Fact, Use Value, Notes.

IN PROCESS APPRAISAL SUMMARY

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

PREVIOUS ASSESSMENT

Table with columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Includes Parcel ID 012.A-0739-0000.0.

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Includes PYBAS LINDA A, VECCHIONE MARY, VECCHIONE JOSEP, VECCHIONE JOSEP, VECCHIONE IDA O.

BUILDING PERMITS

Table with columns: Date, Number, Descrp, Amount, C/O, Last Visit, Fed Code, F. Descrp, Comment. Includes RECEIVED stamp and OCT 29 2022 stamp.

ACTIVITY INFORMATION

Table with columns: Date, Result, By, Name. Includes 9/11/2019 MEASURED, 6/17/2005, 6/16/2005 EXTRIOR-ONLY.

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.36921 Total SF/SM: 16083 Parcel LUC: 101 ONE FAM Prime NB Desc 2 Total: 109,369 Spl Credit Total: 109,400

**EXTERIOR INFORMATION**

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - 1
Frame:	1 - 1
Prime Wall:	16 - STONE VENR
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT-SHNG
Color:	GRAY
View / Desir:	

**GENERAL INFORMATION**

Grade:	C - AVERAGE
Year Blt:	1955 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

**BATH FEATURES**

Full Bath:	1 Rating: AVERAGE
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	0 Rating:
A HBth:	Rating:
OthrFix:	1 Rating: AVERAGE

**OTHER FEATURES**

Kits:	1 Rating: AVERAGE
A Kits:	0 Rating:
Frpl:	0 Rating:
WSFlue:	0 Rating:

**CONDO INFORMATION**

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

**COMMENTS**

**RESIDENTIAL GRID**

1st Res Grid	Desc:	RESIDENCE	# Units:	1	
Level	FY LR DR D K FR RR BR FB HB L O				
Other					
Upper					
Lvl 2					
Lvl 1					
Lower					
Totals	RMs:	7 BRs:	1 Baths:	1 HB:	0

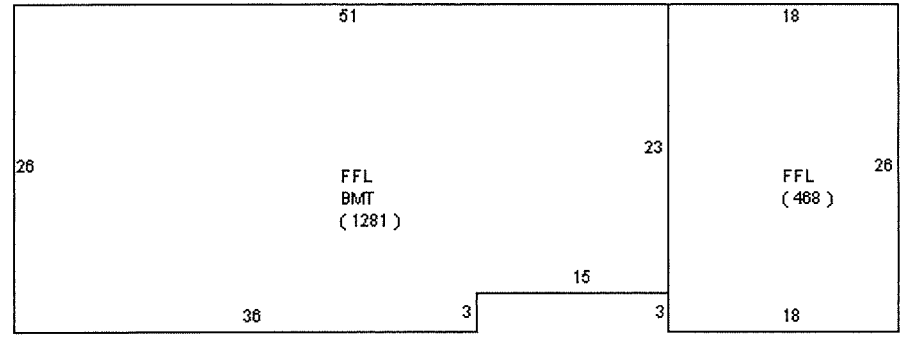
**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	7	1	1
Totals			
1	7	1	1

**SKETCH**



**INTERIOR INFORMATION**

Avg Ht/FL:	
Prim Int Wal:	6 - 6
Sec Int Wal:	%
Partition:	T - TYPICAL
Prim Floors:	8 - STANDARD
Sec Floors:	%
Bsmnt Fir:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	SAME
Heat Fuel:	1 - OIL
Heat Type:	3 - HOT-WATER
# Heat Sys:	1
% Heated:	100 % AC: 0
Solar HW:	NO Central Vac: NO
% Com Wal:	% Sprinkled

**DEPRECIATION**

Phys Cond:	AV - Average	30%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		30%

**CALC SUMMARY**

Basic \$ / SQ:	98.00
Size Adj.:	1.04305315
Const Adj.:	1.02999997
Adj \$ / SQ:	105.286
Other Features:	38500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	267489
Depreciation:	80247
Depreciated Total:	187243

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				Ind.Val
Juris. Factor:			Before Depr:	105.29
Special Features:	0		Val/Su Net:	61.78
Final Total:	187200		Val/Su SzAd	107.03

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	FIRST FLOOR	1,749	105.290	184,145	
BMT	BASEMENT	1,281	35.010	44,845	
Net Sketched Area:		3,030	Total:	228,990	
Size Ad	1749	Gross Area	3030	FinArea	2594

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	66	A	

**MOBILE HOME**

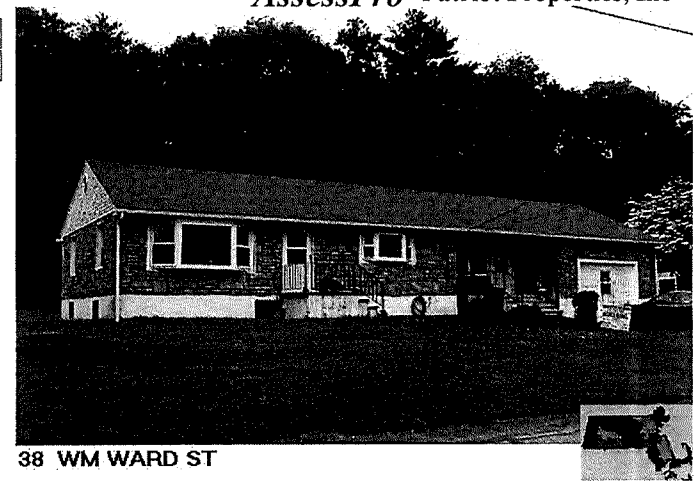
Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

**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
41	SHED	D Y		115X12	A	AV	2005	6.67	T	12	101			1,100			1,100

**PARCEL ID** 012.A-0739-0000.0

**IMAGE**



*AssessPro* Patriot Properties, Inc

38 WM WARD ST



2018 00065468  
Bk: 59026 Pg: 299  
Page: 1 of 2 06/29/2018 10:02 AM WD

MASSACHUSETTS QUITCLAIM DEED

I, Mary Ann Vecchione of Uxbridge, Worcester County, Massachusetts

**being unmarried** for consideration paid, and in full consideration of less than One Hundred and 00/100 (\$100.00) Dollars

grant to Linda A. Pybas, individually,

of 38 William Ward Street, Uxbridge, Worcester County, Massachusetts 01569

with **quitclaim covenants**

the land in.

That certain parcel of land with buildings thereon situated on the northerly side of William Ward Street, and being Lot numbered thirteen (13) and one-half of Lot numbered twelve (12) on a plan on land entitled "Corrected and Substituted Plan of Subdivision of Land located on Linwood Street and Hartford Avenue, Uxbridge, Mass., owned by John and Agnes I. Steele, December, 1948" Francis J. Brennan, Surveyor, recorded with Worcester District Registry of Deeds, Plan Book 156 Plan 33, bounded and described as follows:

- BEGINNING: At the southwesterly corner of the premises herein described on the Northerly side of said street at the southeasterly corner of Lot #14 on said Plan;
- THENCE: N. 24° 56' 45" W. with Lot #14 on said plan, 143 feet to stone wall;
- THENCE: N. 62° 59' E. with stone wall and other land of John Steele and Agnes I. Steele 112.56 feet to an iron pipe;
- THENCE: S. 24° 56' 45" E. with land of George Gigarjian et ux, 143 feet to an iron pipe on the northerly line of said street; this last course being the center line of said Lot #12;
- THENCE: S. 62° 59' W. with said street, 112.56 feet to the point of beginning.

MAIL TO:  
Melissa A. Gleick, Esq.  
61 Boyden Road, Suite 1  
Holden, MA 01520

2 pages

38 William Ward Street Uxbridge MA 01569

Further granting a right of way over said William Ward Street for all purposes for which streets and ways are usually customarily used in the Town of Uxbridge.

Being the same premises conveyed to Joseph S. Vecchione and Mary Ann Vecchione by deed dated November 28, 2000 and recorded in the Worcester District Registry of Deeds in Book 23262, Page 100.

Grantor, Mary Ann Vecchione, reserves a LIFE ESTATE in said premises for the remainder of her natural life.

There are no other persons entitled to any rights of homestead in the premises.

No title examination has been done by the preparer of this Deed.

**Witness** my hand and seal this 18th day of June, 2018.

  
Mary Ann Vecchione

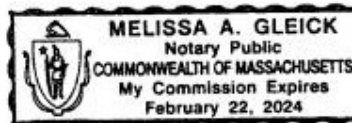
**COMMONWEALTH OF MASSACHUSETTS**

Worcester, ss.

June 18, 2018

On this 18th day of June, 2018, before me, the undersigned notary public, personally appeared Mary Ann Vecchione, personally known to me /or/ proved to me through satisfactory evidence of identification, which was MA driver's license to be the person whose name is signed on the proceeding or attached document in my presence, and acknowledged the foregoing as her free act and deed.

  
Notary Public: Melissa A. Gleick  
My Commission Expires: 02/22/2024

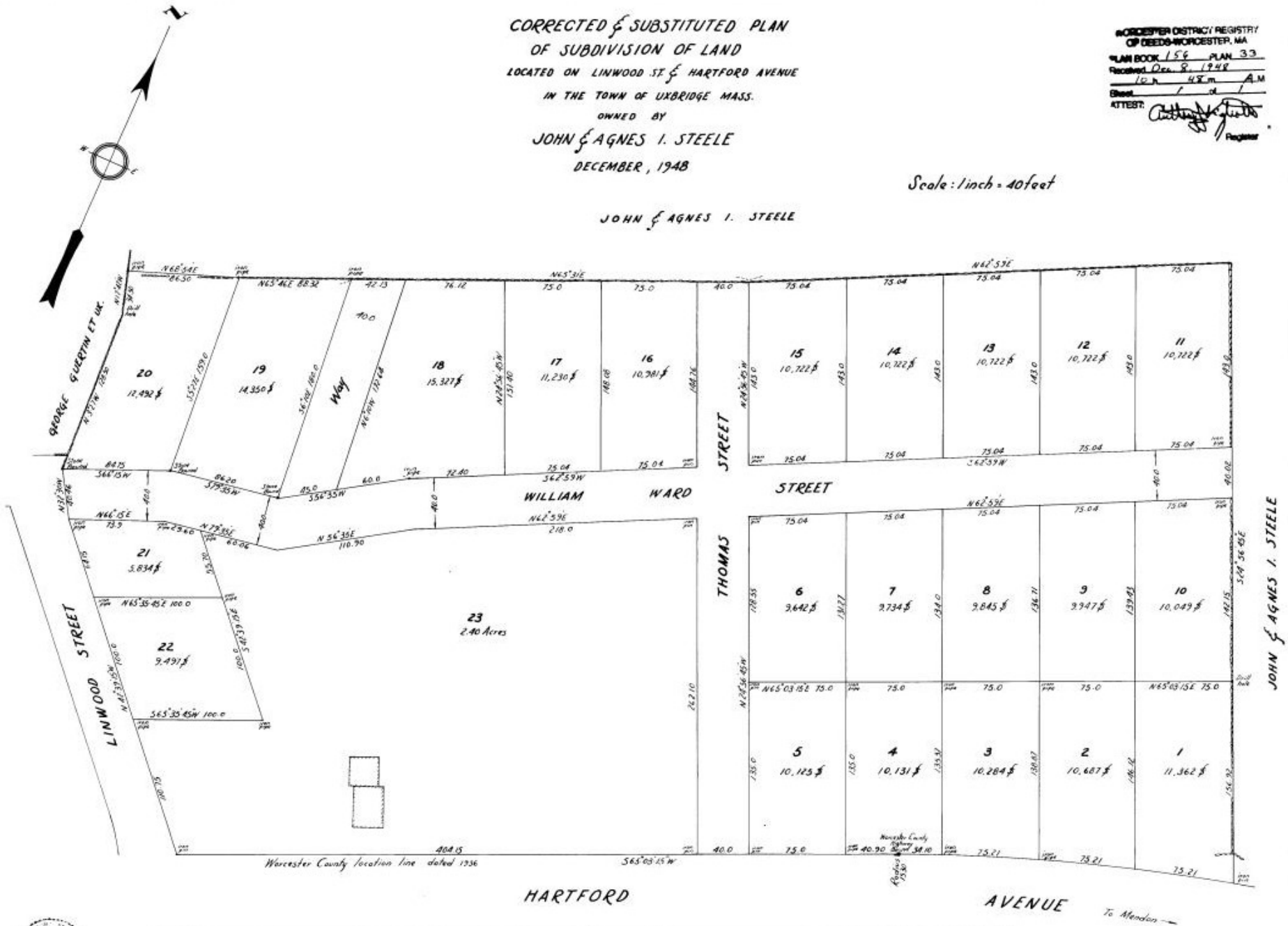


**CORRECTED & SUBSTITUTED PLAN  
OF SUBDIVISION OF LAND  
LOCATED ON LINWOOD ST & HARTFORD AVENUE  
IN THE TOWN OF UXBRIDGE MASS.  
OWNED BY  
JOHN & AGNES I. STEELE  
DECEMBER, 1948**

WORCESTER DISTRICT REGISTRY  
OF DEEDS-WORCESTER, MA  
PLAN BOOK 156 PLAN 33  
Received Dec 8 1948  
10 h 48 m A.M.  
Sheet 1 of 1  
ATTEST: *Anthony J. Steele*  
Register

Scale: 1 inch = 40 feet

JOHN & AGNES I. STEELE



HARTFORD

AVENUE To Mendon



FRANCIS J. BRENNAN  
SURVEYOR  
UXBRIDGE, MASS.



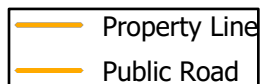
Uxbridge, MA

1 inch = 69 Feet



www.cai-tech.com

February 26, 2024



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.





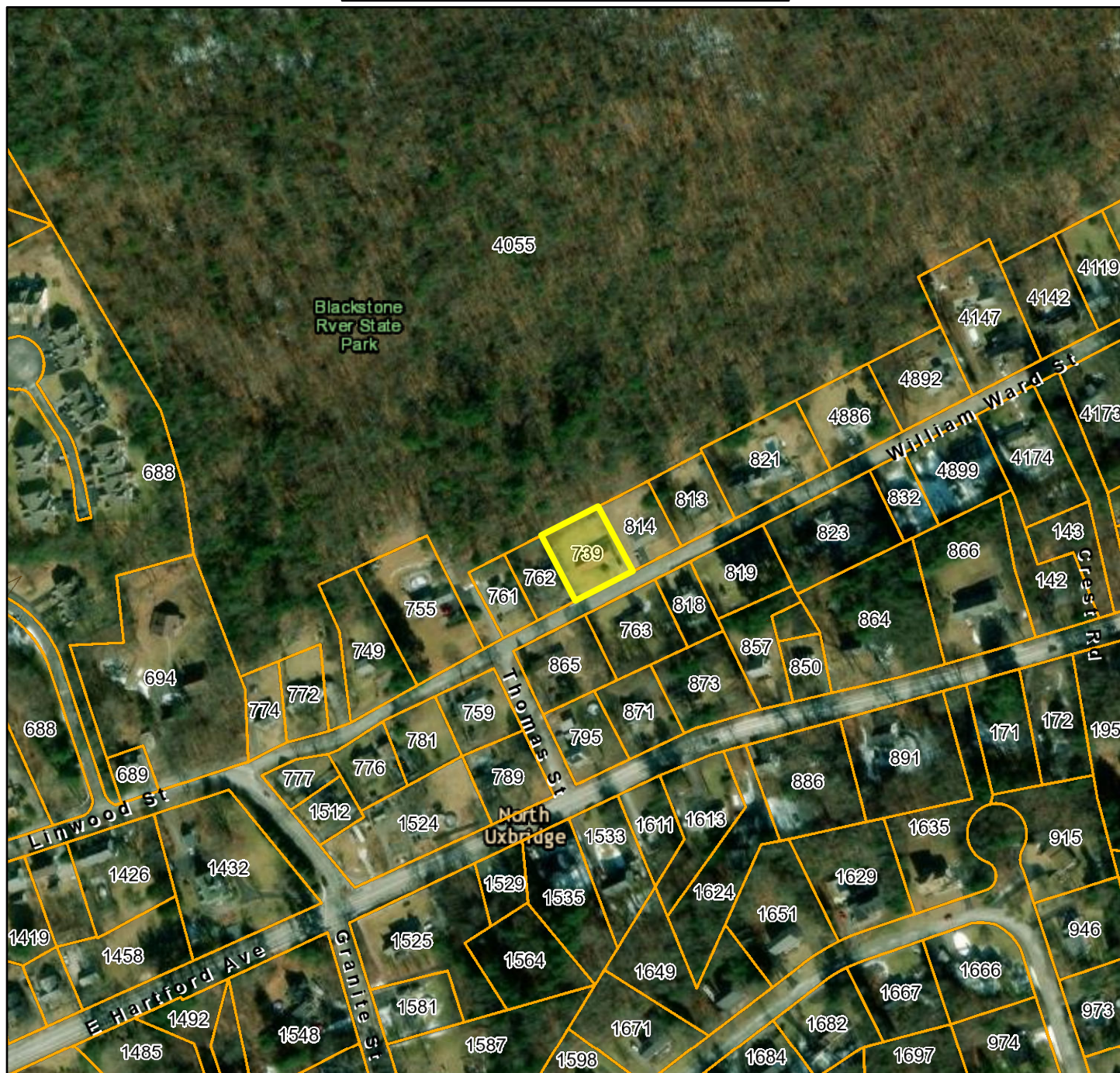
Uxbridge, MA

1 inch = 279 Feet



www.cai-tech.com

February 26, 2024



- WaterLines
- Property Hook
- Property Line
- Public Road

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



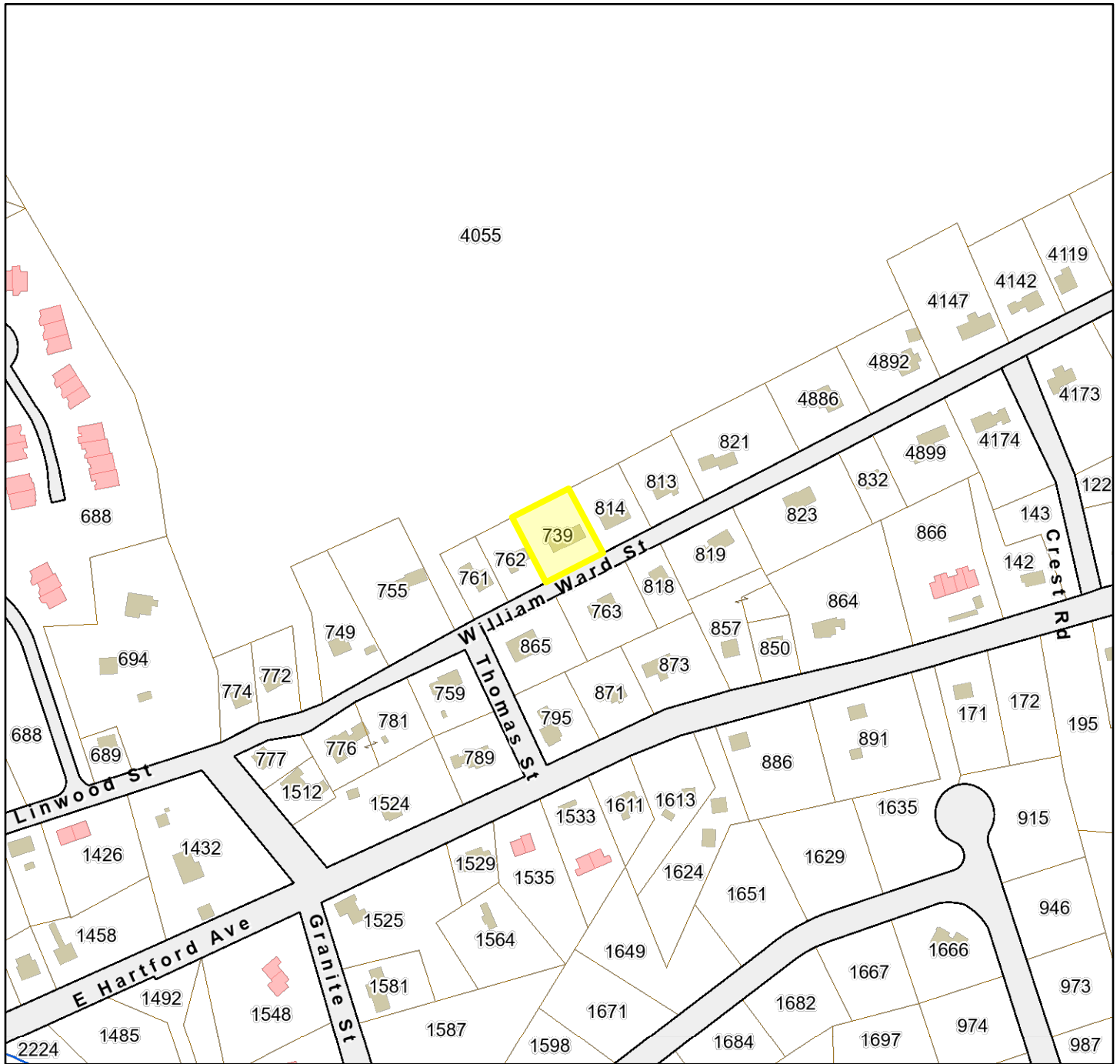
Uxbridge, MA

1 inch = 279 Feet



www.cai-tech.com

February 26, 2024



	Buildings		WaterLines		Property Line
	Condos		Property Hook		Public Road

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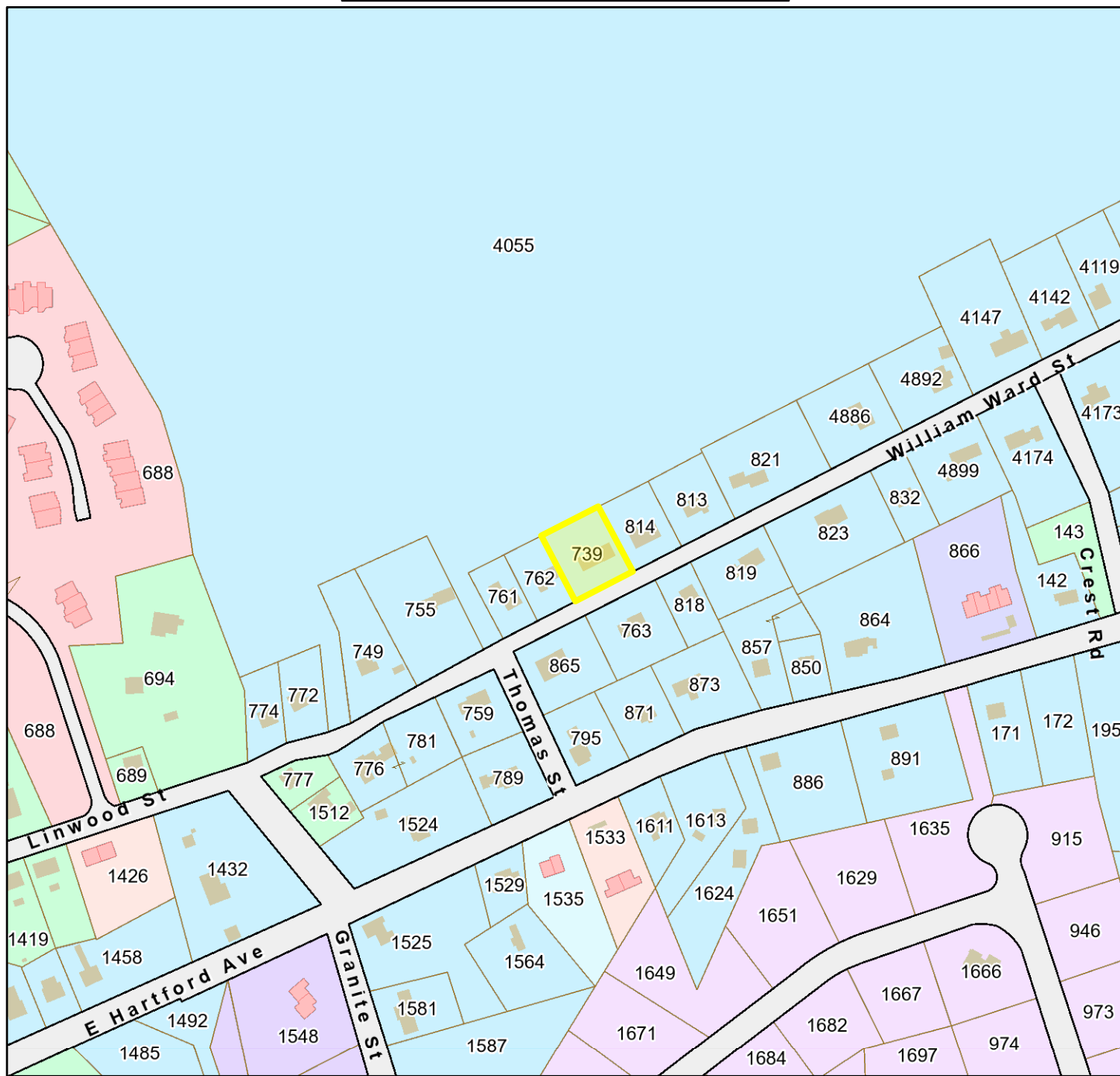
Uxbridge, MA

1 inch = 279 Feet



www.cai-tech.com

February 26, 2024



	2		C8		Buildings		Property Line
	3		CL		Condos		Public Road
	4		CO		WaterLines		Property Hook
	C4		GR				

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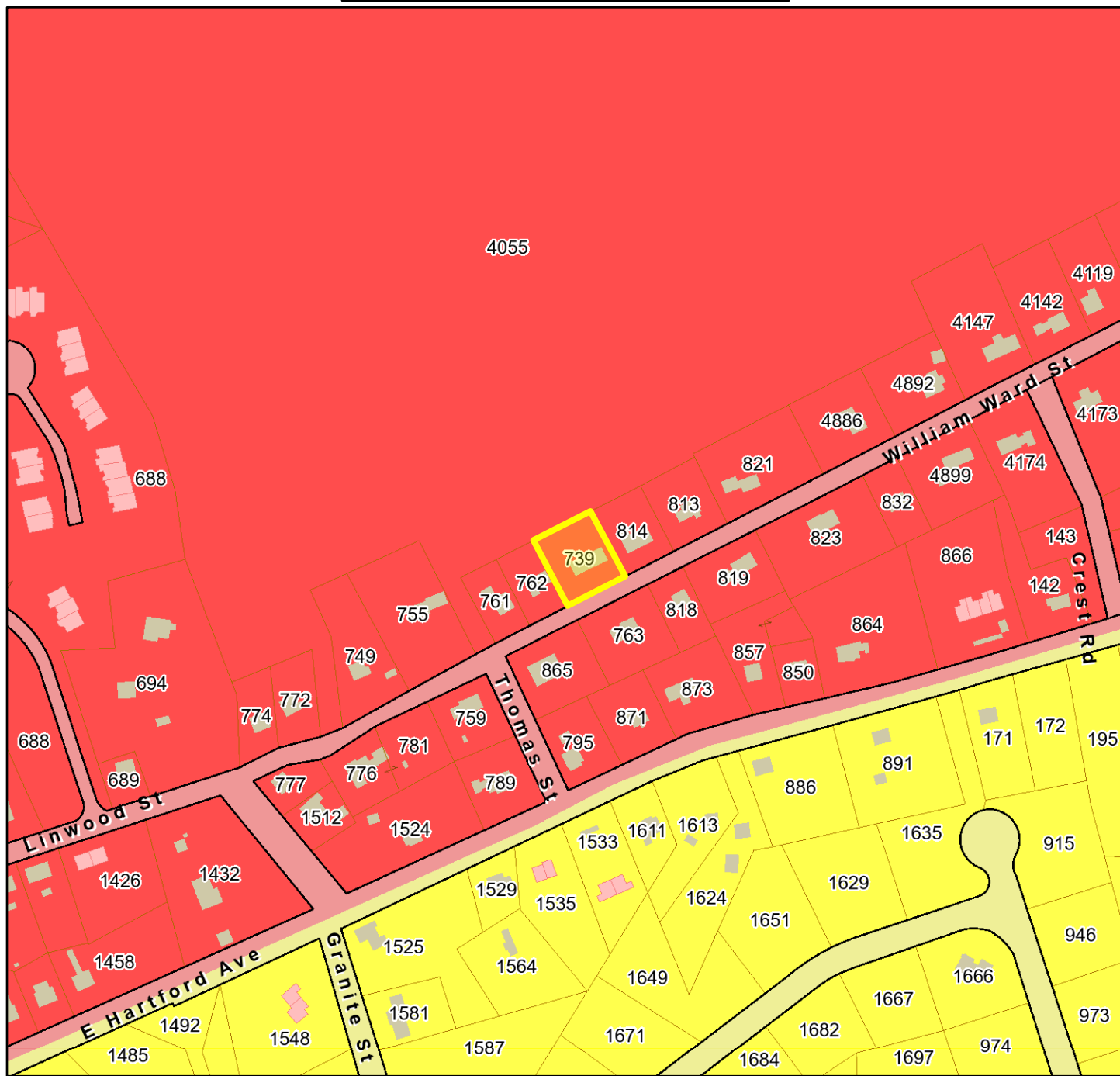
Uxbridge, MA

1 inch = 279 Feet



www.cai-tech.com

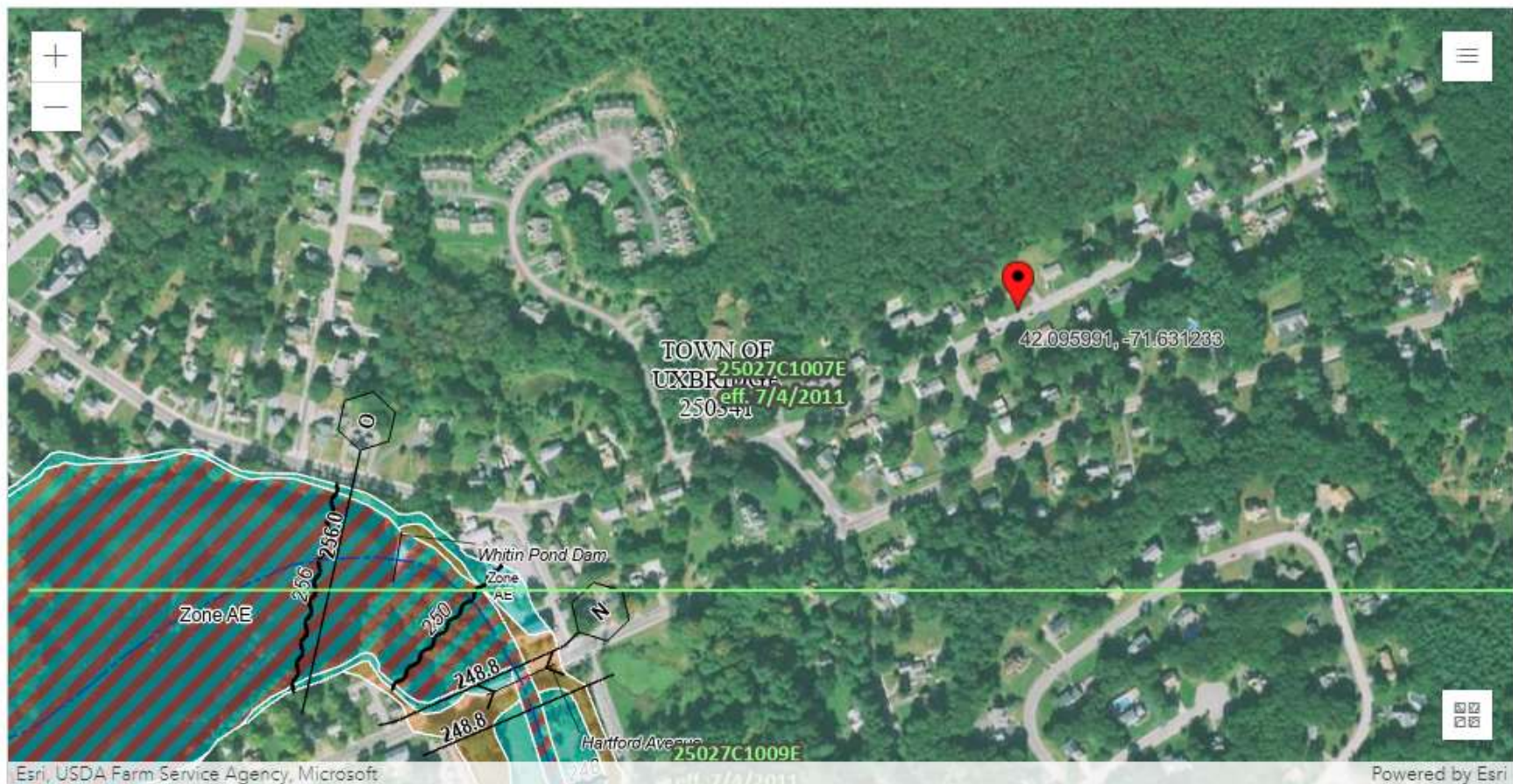
February 26, 2024



	Residential A		Condos		Public Road
	Residential B		Property Hook		Property Line
	Buildings				

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

FEMA Flood Map Excerpt – 38 William Ward St, Uxbridge, MA



- PIN**
  - Approximate location based on user input and does not represent an authoritative property location
- MAP PANELS**
  - Selected FloodMap Boundary
  - Digital Data Available
  - No Digital Data Available
  - Unmapped
- OTHER AREAS**
  - NO SCREEN Area of Minimal Flood Hazard Zone X
  - Effective LOMRs
  - Area of Undetermined Flood Hazard Zone D
  - Otherwise Protected Area
  - Coastal Barrier Resource System Area

- SPECIAL FLOOD HAZARD AREAS**
  - Without Base Flood Elevation (BFE) Zone X, V, A99
  - With BFE or Depth
  - Regulatory Floodway Zone AE, AO, AH, VE, AR
- OTHER AREAS OF FLOOD HAZARD**
  - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
  - Future Conditions 1% Annual Chance Flood Hazard Zone X
  - Area with Reduced Flood Risk due to Levee. See Notes, Zone X
  - Area with Flood Risk due to Levee Zone D

- OTHER FEATURES**
  - Cross Sections with 1% Annual Chance
  - Water Surface Elevation
  - Coastal Transect
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transect Baseline
  - Profile Baseline
  - Hydrographic Feature
- GENERAL STRUCTURES**
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall



TOWN OF UXBRIDGE  
 21 SOUTH MAIN STREET  
 UXBRIDGE, MA 01569  
 000017 0005179

Office of the Collector: (508) 278-8600 Ext. 2007  
 Office of the Assessor: (508) 278-8600 Ext. 2010

Collector of Taxes - Jessica Messer

ALL FOR AADC 015  
 VECCHIONE REALTY TRUST  
 PYBAS-VECCHIONE LINDA A-TR  
 210 NEW BRAINTREE RD  
 WEST BROOKFIELD, MA 01585-3217



Assessed Owner as of January 1, 2022: VECCHIONE REALTY TRUST

Office Hours: Mon.-Thurs. 7:30AM - 5:00PM, Wed., 8:00AM-7:00PM

### Town of Uxbridge

#### Fiscal Year 2023 Actual Real Estate Tax Bill

Account	Bill Number	Parcel ID	Class	Valuation		
4290	141277	12A073900000	101	\$297,700		
TAX RATE PER \$1000				Book	Page	Area
Residential	OpenSpace	Comm.	Industrial	59026	303	0.37 acres
\$13.95	\$13.95	\$13.95	\$13.95			
Real Estate Tax						\$4,152.92
Abatements / Exemptions						\$0.00
Total Tax/Spec. Assessments						\$4,152.92
Current Payment/Credits						\$2,022.35
Past Due						\$0.00
Interest / Fee						\$0.00
Third Quarter Tax / Spec. Assess.						\$1,065.29
3rd Quarter Due 02/01/2023				Paid 11/4/23 # 159		\$1,065.29
4th Quarter Due 05/01/2023				Paid 5/1/23 # 164		\$1,065.28
Issue Date:						12/29/2022

\*\* You may donate to the Veterans Assistance Fund online at:



TOWN OF UXBRIDGE  
21 SOUTH MAIN STREET  
UXBRIDGE, MA 01569  
000018 0005705

# Town of Uxbridge

## Fiscal Year 2023 Preliminary Real Estate Tax Bill

Office of the Collector: (508) 278-8600 Ext. 2007  
Office of the Assessor: (508) 278-8600 Ext. 2010

Collector of Taxes - Jessica Messer

Assessed Owner  
as of January 1, 2022

MIXED AADC 021  
VECCHIONE REALTY TRUST  
PYBAS LINDA A-TR  
20 AGARD RD  
BRIMFIELD, MA 01010-9760



ISSUE DATE: 07/01/2022		
Account	Parcel ID	Class
4290	12A073900000	101
Book	Page	Area
59026	303	0.369
Preliminary Real Estate Tax		\$2,022.35
<b>1st Quarter Due 08/01/2022</b>		<b>\$1,011.18</b>
<b>2nd Quarter Due 11/01/2022</b>		<b>\$1,011.17</b>

Office Hours: Mon.-Thurs. 7:30AM - 5:00PM, Wed.,8:00AM-7:00PM  
Friday, Closed

### FISCAL YEAR - 2023

#### PRELIMINARY REAL ESTATE TAX BILL

The Commonwealth of Massachusetts  
**TOWN OF UXBRIDGE**

VECCHIONE REALTY TRUST PYBAS LINDA A-TR 20 AGARD RD, LOCATION: 38 WM WARD ST PARCEL ID: 12A073900000
--

<p><b>2nd Quarter Payment</b> <b>Account # 4290</b></p> <p><b>DUE &amp; PAYABLE</b> <b>11/01/2022</b> <b>\$1,011.17</b></p>
---

Make Check Payable and Mail to:

Town of Uxbridge  
Department 7480  
P.O. Box 4110  
Woburn, MA 01867-0425

Interest at the rate of 14% per annum will accrue on overdue payments from the due date until payment is made.

**PAY ON-LINE @www.uxbridge-ma.gov**

01 23 141277 0000101117 110122 00001011173

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### FISCAL YEAR - 2023

#### PRELIMINARY REAL ESTATE TAX BILL

The Commonwealth of Massachusetts  
**TOWN OF UXBRIDGE**

VECCHIONE REALTY TRUST PYBAS LINDA A-TR 20 AGARD RD, LOCATION: 38 WM WARD ST PARCEL ID: 12A073900000
--

<p><b>1st Quarter Payment</b> <b>Account # 4290</b></p> <p><b>DUE &amp; PAYABLE</b> <b>08/01/2022</b> <b>\$1,011.18</b></p>
---

Make Check Payable and Mail to:

Town of Uxbridge  
Department 7480  
P.O. Box 4110  
Woburn, MA 01867-0425

Interest at the rate of 14% per annum will accrue on overdue payments from the due date until payment is made.

**PAY ON-LINE @www.uxbridge-ma.gov**

01 23 141277 0000101118 080122 00001011185

*Handwritten:*  
Paid 7/21/22 #145 2,022.35  
Faintly 5/22 8/22

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**Copeland Roofing Corp.**  
 Tel - 1-800-266-3664  
 Fax - 508-883-0289  
 Email - coperoof@gmail.com

Office  
 Millville, MA 01529  
 Billing:  
 P.O. Box 211  
 Blackstone, MA 01504

registration by Provisions of Chapter 142A of the General Laws, must be registered with the Commonwealth of Massachusetts. Inquiries about registration and status should be made to the Director, Home Improvement Contract Registration, One Ashburton Place, Room 1301, Boston, MA 02108 (607) 727-8598.

Submitted  
 To: Linda Vecchione

Job Name/NO: 38 William Ward st.

Job Location: Uxbridge MA

*Handwritten:* Paid # 130  
 12/11/22

Phone: \_\_\_\_\_ Date: 10-31-22

We hereby submit specifications and estimates for work to be performed and materials to be used.:

Installation of a new roof over entire house. Remove existing roofing down to a clean roof deck. Replace any compromised roof deck

boards at a cost of \$4.00 per sq. ft. over proposed local asphalt shingle roof system with the following:

- \* White aluminum drip edge around all perimeter.
- \* Weatherguard ice and water barrier membrane over eave edges.
- \* Rhinoguard roof paper over entire roof decking.
- \* Atlas Pinnacle 30 year lifetime limited Architectural roof shingles. color chosen by customer.
- \* Benjamin/Odyke ridge vent with ridge cap principles over entire ridge.
- \* Plumbing vent pipe flashing flange.
- \* Flash shingles to chimney with new lead flashing.

Dispose of all project waste from property per MA State Codes

Construction related permits:  
 > ROOF REPLACEMENT

**WORK SCHEDULE**

Contractor will not begin the work or order the materials before the third day following the signing of this agreement, unless specified here in writing. Contractor will begin the work on or about \_\_\_\_\_ (date). Barring delay caused by circumstances beyond Contractor's control, the work will be completed by \_\_\_\_\_ (date). The Owner hereby acknowledges and agrees that the scheduling dates are approximate and that such delays that are not avoidable by the contractor shall not be considered as violations of the agreement.

**WARRANTY**

The contractor warrants that the work furnished hereunder shall be free from defects in materials and workmanship for a period of 10 YEARS following completion and shall comply with the requirements of this Agreement. In the event any defect in workmanship or materials, or damage caused by the contractor, his subcontractors, employees or agents, or persons acting under his control, is discovered within the warranty period, the contractor shall, at his expense, promptly repair, replace, or otherwise remedy, repaired, or replaced, such damage or such defect in materials or workmanship. The foregoing warranties shall survive any inspection performed in connection with the agreed-upon work.

We propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

-----Ninety Six Hundred----- Dollars (\$ 9600.00 )

Payments to be made as follows:

- % (\$ XX ) Upon signing contract:
- % (\$ XX ) Upon completion of XXX
- % (\$ XX ) Upon completion of XXX
- % (\$ 9600.00 ) Shall be made forewith upon completion of work under this contract

**Copeland Roofing Corp.**  
 Name of Contractor (registered contractor)  
 P.O. Box 211  
 Street Address  
 Blackstone, MA 01504  
 City / State / Zip  
 REG#: 177070  
 CSL#: 100413  
 Richard Copeland  
 Salesman Name  
 Richard Copeland  
 Authorized Signature  
 Note: This proposal may be withdrawn by us if not accepted within 30 days

**Notice:** No agreement for home improvement contracting work shall require a down payment (advanced deposit) of more than one-third of the total contract price or the total amount of all deposits or payments which the contractor must make, in equipment, whichever amount is greater.



**Acceptance of Proposal** - I have read both sides of this document and accept the prices, specifications and conditions stated. I understand that upon signing this proposal becomes a binding contract. You are authorized to do the work as specified. Payment will be made as outlined above.

**You, the Buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Cancellation must be done in writing.**

**DO NOT SIGN THIS CONTRACT IF THERE ARE ANY BLANK SPACES.**

Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Important Information on Back ->



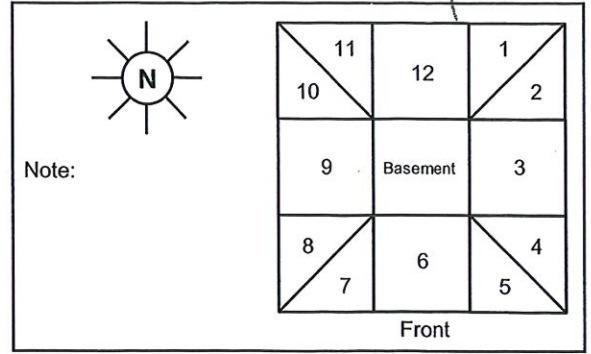
AVE

# Oil Marketers — Indoor Fuel Oil Storage Tank Evaluation



Name: Linda Vecchione  
 Address: 38 William Ward St  
 City/State: Uxbridge -  
 Phone: [REDACTED]

Map (Relative Position of Tank or Fill)



*These are minimum requirements. \* The tank manufacturer may specify additional safeguards. Answering "NO" to any of the following indicates a change may be needed.*

### Tank System:

Size of indoor tank(s): 275 gallon  
 Location of tanks(s):  Basement  1st floor  Other (describe) outside Back of House  
 Tanks larger than 10 gal. at least 5 ft. from a fire or flame?  Yes  No  
 No observable indication of corrosion?  Yes  No  
 Satisfactory condition of tank legs and foundation?  Yes  No  
 Tank(s) condition is satisfactory?  Yes  No

### Piping System:

All piping and tubing is wrought-iron, steel, copper, or brass?  Yes  No  
 Operable shut-off valve at tank?  Yes  No  
 Unused tank openings plugged or capped?  Yes  No  
 Fill and vent openings piped outside?  Yes  No  
 If "No", explain: \_\_\_\_\_  
 Fill pipes identified by tag or color?  Yes  No  
 Supply piping condition is satisfactory?  Yes  No

### Vents:

Size of vent pipe:  1 1/4"  1 1/2"  2"  Other: \_\_\_\_\_  
 Fill and vent pipes terminate at least two feet from building openings?  Yes  No  
 Vent pipes free of obstructions?  Yes  No  
 Vents at least as large as the pump discharge when filled through tight connections?  Yes  No  
 Liquid level vent alarm installed?  Yes  No  
 Vent condition is satisfactory?  Yes  No

\* Consult the National Fire Protection Association NFPA 31 "Standard for the Safe Installation of Oil Burning Equipment for additional requirements.

### Suggested Changes:

NO suggestions -

### Dear Customer,

Your fuel tank, lines, piping and appliances ("system") are designed and installed for the storage and use of fuel. All consumers should carefully and periodically inspect the system or hire a competent independent person to do so for them. If any defects are discovered or if the system is withdrawn from use *you must immediately notify your fuel supplier.* Today your fuel supplier evaluated your fuel system according to minimum reasonable requirements for delivery. The inspection is not an undertaking to you or anyone else that the system is in a safe condition or in compliance with any applicable law. We do not warrant or certify that the system is safe, free of defect or leaks or that its use may not result in malfunction, personal injury or property damage. By the use or acceptance of these safety checks, the dealer does not warrant nor certify the equipment is free of any defects that could result in unexpected malfunction causing injury or property damage for which the dealer denies any resulting liability.

Customer Signature: [Signature]

Date: 3/20/23

Service Technician Signature: [Signature]

Date: 3/20/23

TO ASSURE PROPER CREDIT TEAR OFF AND RETURN TOP PORTION WITH YOUR REMITTANCE

DATE	REF #	DESCRIPTION	AMOUNT
3/20/23	2135	SVC PARTS	2931.10
3/20/23	2135	MA SALES TAX	183.19
		< BALANCE DUE >	3114.29

DELIVERED TO: VECCHIONE REALTY TRUST/38 WILLIAM WARD ST

4/18/23  
#162  
3114.29 paid

	CURRENT	OVER 30	OVER 60	OVER 90	OVER 120
REMIT TO:	3114.29	0.00	0.00	0.00	0.00

ACCT# 9705



Commonwealth of Massachusetts  
**Title 5 Official Inspection Form**

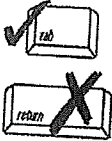
Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

Owner information is required for every page.

38 William Ward  
 Property Address  
 Vecchione  
 Owner's Name  
 Uxbridge  
 City/Town  
 MA  
 State  
 01569  
 Zip Code  
 12/15/2023  
 Date of Inspection

Inspection results must be submitted on this form. Inspection forms may not be altered in any way. Please see completeness checklist at the end of the form.

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



**A. Inspector Information**

John J Gibson  
 Name of Inspector  
 Gibson Septic Service  
 Company Name  
 3 Ash Lane  
 Company Address  
 Millville  
 City/Town  
 MA  
 State  
 01529  
 Zip Code  
 508-473-4063  
 Telephone Number  
 S-180  
 License Number

**B. Certification**

I certify that: I am a DEP approved system inspector in full compliance with Section 15.340 of Title 5 (310 CMR 15.000); I have personally inspected the sewage disposal system at the property address listed above; the information reported below is true, accurate and complete as of the time of my inspection; and the inspection was performed based on my training and experience in the proper function and maintenance of on-site sewage disposal systems. After conducting this inspection I have determined that the system:

- 1.  Passes
- 2.  Conditionally Passes
- 3.  Needs Further Evaluation by the Local Approving Authority
- 4.  Fails

Inspector's Signature: John J Gibson Date: 12-24-23

The system inspector shall submit a copy of this inspection report to the Approving Authority (Board of Health or DEP) within 30 days of completing this inspection. If the system has a design flow of 10,000 gpd or greater, the inspector and the system owner shall submit the report to the appropriate regional office of the DEP. The original form should be sent to the system owner and copies sent to the buyer, if applicable, and the approving authority.

Please note: This report only describes conditions at the time of inspection and under the conditions of use at that time. This inspection does not address how the system will perform in the future under the same or different conditions of use.



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**C. Inspection Summary**

Inspection Summary: Complete 1, 2, 3, or 5 and all of 4 and 6.

1) System Passes: **MA**

I have not found any information which indicates that any of the failure criteria described in 310 CMR 15.303 or in 310 CMR 15.304 exist. Any failure criteria not evaluated are

Comments:

[Large handwritten scribble covering the entire section]

2) System Conditionally Passes: **WA**

One or more system components as described in the "Conditional Pass" section need to be replaced or repaired. The system, upon completion of the replacement or repair, as approved by the Board of Health, will pass.

Check the box for "yes", "no" or "not determined" (Y, N, ND) for the following statements. If "not determined," please explain.

The septic tank is metal and over 20 years old\* or the septic tank (whether metal or not) is structurally unsound, exhibits substantial infiltration or exfiltration or tank failure is imminent. System will pass inspection if the existing tank is replaced with a complying septic tank as approved by the Board of Health.

\* A metal septic tank will pass inspection if it is structurally sound, not leaking and if a Certificate of Compliance indicating that the tank is less than 20 years old is available.

Y  N  ND (Explain below):

[Large handwritten scribble covering the entire section]



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**C. Inspection Summary (cont.)**

2) System Conditionally Passes (cont.): **NA**

Pump Chamber pumps/alarms not operational. System will pass with Board of Health approval if pumps/alarms are repaired.

Observation of sewage backup or break out or high static water level in the distribution box due to broken or obstructed pipe(s) or due to a broken, settled or uneven distribution box. System will pass inspection if (with approval of Board of Health):

- broken pipe(s) are replaced  Y  N  ND (Explain below):
- obstruction is removed  Y  N  ND (Explain below):
- distribution box is leveled or replaced  Y  N  ND (Explain below):

The system required pumping more than 4 times a year due to broken or obstructed pipe(s). The system will pass inspection if (with approval of the Board of Health):

- broken pipe(s) are replaced  Y  N  ND (Explain below):
- obstruction is removed  Y  N  ND (Explain below):

3) Further Evaluation is Required by the Board of Health: **NA**

Conditions exist which require further evaluation by the Board of Health in order to determine if the system is failing to protect public health, safety or the environment.

**a. System will pass unless Board of Health determines in accordance with 310 CMR 15.303(1)(b) that the system is not functioning in a manner which will protect public health, safety and the environment:**



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**C. Inspection Summary (cont.)** *NA*

- Cesspool or privy is within 50 feet of a surface water
- Cesspool or privy is within 50 feet of a bordering vegetated wetland or a salt marsh

**b. System will fail unless the Board of Health (and Public Water Supplier, if any) determines that the system is functioning in a manner that protects the public health, safety and environment:**

- The system has a septic tank and soil absorption system (SAS) and the SAS is within 100 feet of a surface water supply or tributary to a surface water supply.
- The system has a septic tank and SAS and the SAS is within a Zone 1 of a public water supply.
- The system has a septic tank and SAS and the SAS is within 50 feet of a private water supply well.
- The system has a septic tank and SAS and the SAS is less than 100 feet but 50 feet or more from a private water supply well\*\*.

Method used to determine distance: \_\_\_\_\_

\*\* This system passes if the well water analysis, performed at a DEP certified laboratory, for fecal coliform bacteria indicates absent and the presence of ammonia nitrogen and nitrate nitrogen is equal to or less than 5 ppm, provided that no other failure criteria are triggered. A copy of the analysis must be attached to this form.

Other: \_\_\_\_\_

**4) System Failure Criteria Applicable to All Systems:**

You must indicate "Yes" or "No" to each of the following for all inspections:

- | Yes                      | No                                  |   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Backup of sewage into facility or system component due to overloaded or clogged SAS or cesspool                                 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Discharge or ponding of effluent to the surface of the ground or surface waters due to an overloaded or clogged SAS or cesspool |



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**C. Inspection Summary (cont.)**

**4) System Failure Criteria Applicable to All Systems: (cont.)**

- | Yes                                 | No                                  |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Static liquid level in the distribution box above outlet invert due to an overloaded or clogged SAS or cesspool  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Liquid depth in cesspool is less than 6" below invert or available volume is less than 1/2 day flow  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Required pumping more than 4 times in the last year <b>NOT</b> due to clogged or obstructed pipe(s). Number of times pumped: _____.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Any portion of the SAS, cesspool or privy is below high ground water elevation.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Any portion of cesspool or privy is within 100 feet of a surface water supply or tributary to a surface water supply.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Any portion of a cesspool or privy is within a Zone 1 of a public water supply well.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Any portion of a cesspool or privy is within 50 feet of a private water supply well.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Any portion of a cesspool or privy is less than 100 feet but greater than 50 feet from a private water supply well with no acceptable water quality analysis. [This system passes if the well water analysis, performed at a DEP certified laboratory, for fecal coliform bacteria indicates absent and the presence of ammonia nitrogen and nitrate nitrogen is equal to or less than 5 ppm, provided that no other failure criteria are triggered. A copy of the analysis and chain of custody must be attached to this form.] |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The system is a cesspool serving a facility with a design flow of 2000 gpd-10,000 gpd.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <b>The system fails.</b> I have determined that one or more of the above failure criteria exist as described in 310 CMR 15.303, therefore the system fails. The system owner should contact the Board of Health to determine what will be necessary to correct the failure.  |

*Teach pit is working well its just to deep into the water table.*

**5) Large Systems:** To be considered a large system the system must serve a facility with a design flow of 10,000 gpd to 15,000 gpd. *MA*  
 For large systems, you must indicate either "yes" or "no" to each of the following, in addition to the questions in Section C.4

- | Yes                      | No                       |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | the system is within 400 feet of a surface drinking water supply   |
| <input type="checkbox"/> | <input type="checkbox"/> | the system is within 200 feet of a tributary to a surface drinking water supply  |
| <input type="checkbox"/> | <input type="checkbox"/> | the system is located in a nitrogen sensitive area (Interim Wellhead Protection Area - IWPA) or a mapped Zone II of a public water supply well |



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**C. Inspection Summary (cont.)**

If you have answered "yes" to any question in Section C.5 the system is considered a significant threat, or answered "yes" to any question in Section C.4 above the large system has failed. The owner or operator of any large system considered a significant threat under Section C.5 or failed under Section C.4 shall upgrade the system in accordance with 310 CMR 15.304. The system owner should contact the appropriate regional office of the Department.

**6. You must indicate "yes" or "no" for each of the following for all inspections:**

- | Yes                                 | No                                  |   |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Pumping information was provided by the owner, occupant, or Board of Health   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Were any of the system components pumped out in the previous two weeks?   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Has the system received normal flows in the previous two week period?   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Have large volumes of water been introduced to the system recently or as part of this inspection?   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Were as built plans of the system obtained and examined? (If they were not available note as N/A)   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Was the facility or dwelling inspected for signs of sewage back up?   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Was the site inspected for signs of break out?  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Were all system components, excluding the SAS, located on site?   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Were the septic tank manholes uncovered, opened, and the interior of the tank inspected for the condition of the baffles or tees, material of construction, dimensions, depth of liquid, depth of sludge and depth of scum?                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Was the facility owner (and occupants if different from owner) provided with information on the proper maintenance of subsurface sewage disposal systems? The size and location of the Soil Absorption System (SAS) on the site has been determined based on: |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Existing information. For example, a plan at the Board of Health.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Determined in the field (if any of the failure criteria related to Part C is at issue approximation of distance is unacceptable) [310 CMR 15.302(5)]  |





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**D. System Information**

**1. Residential Flow Conditions:**

Number of bedrooms (design): 7 Number of bedrooms (actual): 2

DESIGN flow based on 310 CMR 15.203 (for example: 110 gpd x # of bedrooms): \_\_\_\_\_  
 Description:  
 \_\_\_\_\_  
 \_\_\_\_\_

Number of current residents: 2

Does residence have a garbage grinder?  Yes  No

Does residence have a water treatment unit?  Yes  No

If yes, discharges to: \_\_\_\_\_

Is laundry on a separate sewage system? (Include laundry system inspection information in this report.)  Yes  No

Laundry system inspected?  Yes  No

Seasonal use?  Yes  No

Water meter readings, if available (last 2 years usage (gpd)):  
 Detail: \_\_\_\_\_  
 \_\_\_\_\_

Sump pump?  Yes  No

Last date of occupancy: Presently  
 Date



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**D. System Information (cont.)**

2. Commercial/Industrial Flow Conditions: *MA*

Type of Establishment: \_\_\_\_\_

Design flow (based on 310 CMR 18.203): \_\_\_\_\_ Gallons per day (gpd)

Basis of design flow (seats/persons/sq.ft., etc.): \_\_\_\_\_

Grease trap present?  Yes  No

Water treatment unit present?  Yes  No

If yes, discharges to: \_\_\_\_\_

Industrial waste holding tank present?  Yes  No

Non-sanitary waste discharged to the Title 5 system?  Yes  No

Water meter readings, if available: \_\_\_\_\_

Last date of occupancy/use: \_\_\_\_\_ Date

Other (describe below): \_\_\_\_\_

3. Pumping Records:

Source of information: *Pumped every four years*

Was system pumped as part of the inspection?  Yes  No

If yes, volume pumped: \_\_\_\_\_ gallons

How was quantity pumped determined? \_\_\_\_\_

Reason for pumping: *Its a 1000 gal tank.*



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**D. System Information (cont.)**

**4. Type of System:**

- Septic tank, ~~distribution box~~, soil absorption system
- Single cesspool
- Overflow cesspool
- Privy
- Shared system (yes or no) (if yes, attach previous inspection records, if any)
- Innovative/Alternative technology. Attach a copy of the current operation and maintenance contract (to be obtained from system owner) and a copy of latest inspection of the I/A system by system operator under contract
- Tight tank. Attach a copy of the DEP approval.
- Other (describe):

Approximate age of all components, date installed (if known) and source of information:

*Components appear to be from the 70's?*

Were sewage odors detected when arriving at the site?

Yes  No

**5. Building Sewer (locate on site plan):**

Depth below grade: 3'  
 feet

Material of construction:  
 cast iron     40 PVC     other (explain): \_\_\_\_\_

Distance from private water supply well or suction line: \_\_\_\_\_  
 feet

Comments (on condition of joints, venting, evidence of leakage, etc.):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



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**D. System Information (cont.)**

6. **Septic Tank** (locate on site plan):

Depth below grade: 25  
 feet

Material of construction:

- concrete     metal     fiberglass     polyethylene     other (explain)

If tank is metal, list age: \_\_\_\_\_  
 years

Is age confirmed by a Certificate of Compliance? (attach a copy of certificate)     Yes     No

Dimensions: 4x5x11

Sludge depth: \_\_\_\_\_

Distance from top of sludge to bottom of outlet tee or baffle \_\_\_\_\_

Scum thickness \_\_\_\_\_

Distance from top of scum to top of outlet tee or baffle \_\_\_\_\_

Distance from bottom of scum to bottom of outlet tee or baffle \_\_\_\_\_

How were dimensions determined? \_\_\_\_\_

Comments (on pumping recommendations, inlet and outlet tee or baffle condition, structural integrity, liquid levels as related to outlet invert, evidence of leakage, etc.):

Tank is in good condition. Inlet baffle and outlet tee intact.



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**D. System Information (cont.)**

7. Grease Trap (locate on site plan): MA

Depth below grade: \_\_\_\_\_ feet

Material of construction:

concrete     metal     fiberglass     polyethylene     other (explain): \_\_\_\_\_

Dimensions: \_\_\_\_\_

Scum thickness \_\_\_\_\_

Distance from top of scum to top of outlet tee or baffle \_\_\_\_\_

Distance from bottom of scum to bottom of outlet tee or baffle \_\_\_\_\_

Date of last pumping: \_\_\_\_\_ Date

Comments (on pumping recommendations, inlet and outlet tee or baffle condition, structural integrity, liquid levels as related to outlet invert, evidence of leakage, etc.):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

8. Tight or Holding Tank (tank must be pumped at time of inspection) (locate on site plan): MA

Depth below grade: \_\_\_\_\_

Material of construction:

concrete     metal     fiberglass     polyethylene     other (explain): \_\_\_\_\_

Dimensions: \_\_\_\_\_

Capacity: \_\_\_\_\_ gallons

Design Flow: \_\_\_\_\_ gallons per day



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**D. System Information (cont.)**

8. **Tight or Holding Tank (cont.)** *MA*

Alarm present:  Yes  No

Alarm level: \_\_\_\_\_

Date of last pumping: \_\_\_\_\_

Alarm in working order:  Yes  No

Comments (condition of alarm and float switches, etc.):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\* Attach copy of current pumping contract (required). Is copy attached?  Yes  No

9. **Distribution Box (if present must be opened) (locate on site plan):** *✓*

Depth of liquid level above outlet invert \_\_\_\_\_

Comments (note if box is level and distribution to outlets equal, any evidence of solids carryover, any evidence of leakage into or out of box, etc.):  
*No D Box.*  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



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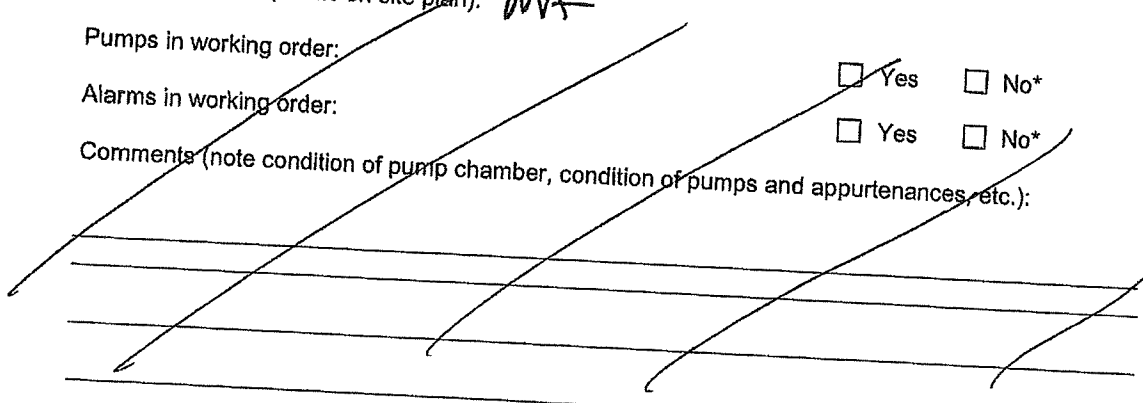
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**D. System Information (cont.)**

10. Pump Chamber (locate on site plan): MA

Pumps in working order:  Yes  No\*  
 Alarms in working order:  Yes  No\*

Comments (note condition of pump chamber, condition of pumps and appurtenances, etc.):



\* If pumps or alarms are not in working order, system is a conditional pass.

11. Soil Absorption System (SAS) (locate on site plan, excavation not required):       

If SAS not located, explain why:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Type:

<input checked="" type="checkbox"/>	leaching pits	number:	<u>1</u>
<input type="checkbox"/>	leaching chambers	number:	_____
<input type="checkbox"/>	leaching galleries	number:	_____
<input type="checkbox"/>	leaching trenches	number, length:	_____
<input type="checkbox"/>	leaching fields	number, dimensions:	_____
<input type="checkbox"/>	overflow cesspool	number:	_____
<input type="checkbox"/>	innovative/alternative system		

Type/name of technology: \_\_\_\_\_



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**D. System Information (cont.)**

**11. Soil Absorption System (SAS) (cont.)**

Comments (note condition of soil, signs of hydraulic failure, level of ponding, damp soil, condition of vegetation, etc.):

*No signs of failure except its to deep and in the water table.*

**12. Cesspools (cesspool must be pumped as part of inspection) (locate on site plan):** *NA*

~~Number and configuration~~  
~~Depth - top of liquid to inlet invert~~  
~~Depth of solids layer~~  
~~Depth of scum layer~~  
~~Dimensions of cesspool~~  
~~Materials of construction~~  
~~Indication of groundwater inflow~~  
 Yes  No  
~~Comments (note condition of soil, signs of hydraulic failure, level of ponding, condition of vegetation, etc.):~~





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**D. System Information (cont.)**

13. Privy (locate on site plan): *MA*

Materials of construction: \_\_\_\_\_

Dimensions \_\_\_\_\_

Depth of solids \_\_\_\_\_

Comments (note condition of soil, signs of hydraulic failure, level of ponding, condition of vegetation, etc.):

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



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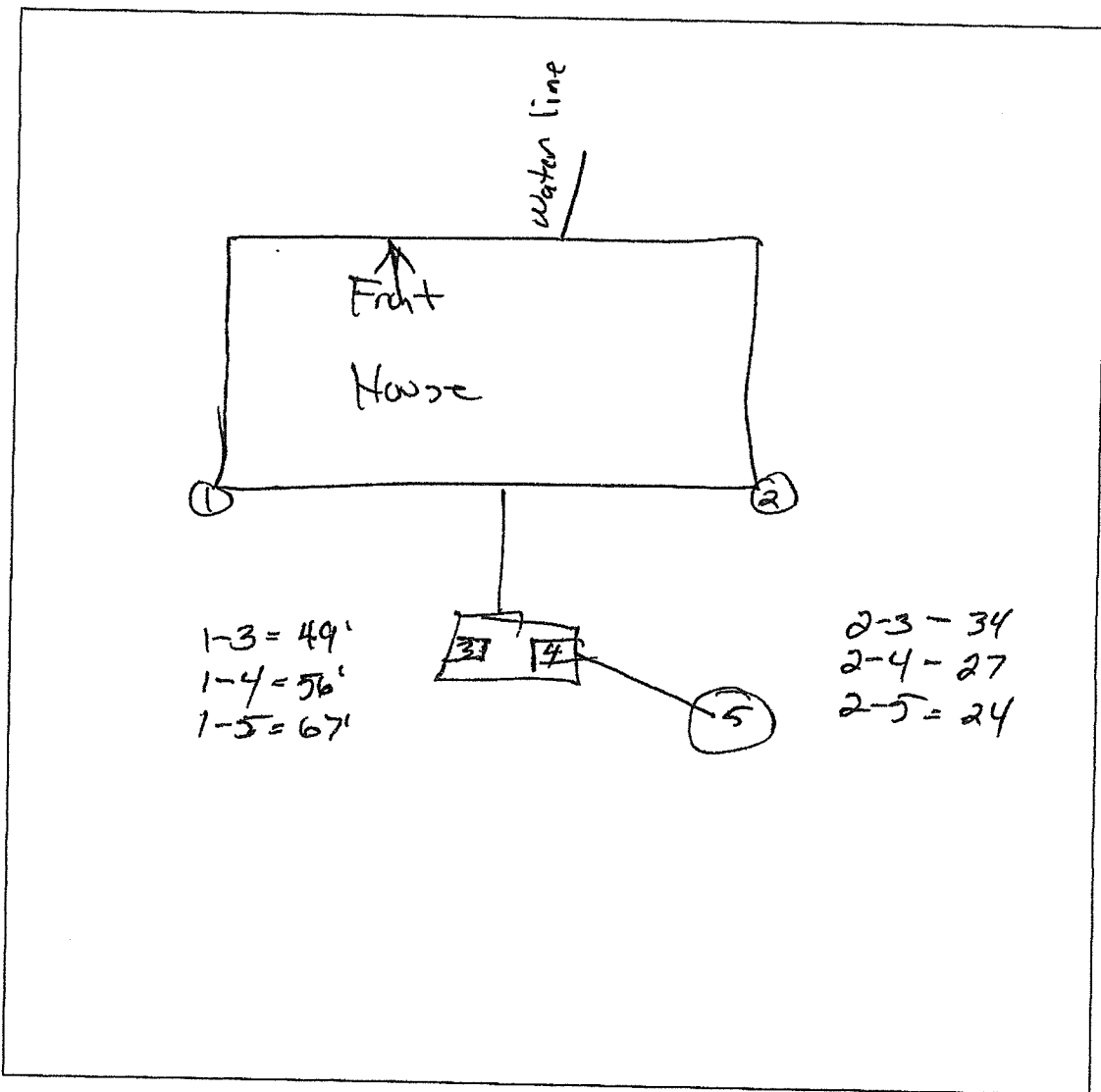
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**D. System Information (cont.)**

**14. Sketch Of Sewage Disposal System:**

Provide a view of the sewage disposal system, including ties to at least two permanent reference landmarks or benchmarks. Locate all wells within 100 feet. Locate where public water supply enters the building. Check one of the boxes below:

- hand-sketch in the area below
- drawing attached separately





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**D. System Information (cont.)**

15. Site Exam:

- Check Slope
- Surface water
- Check cellar
- Shallow wells

Estimated depth to high ground water: 8-10'  
 feet

Please indicate all methods used to determine the high ground water elevation:

- Obtained from system design plans on record  
 If checked, date of design plan reviewed: \_\_\_\_\_ Date
- Observed site (abutting property/observation hole within 150 feet of SAS)
- Checked with local Board of Health - explain:  
 \_\_\_\_\_
- Checked with local excavators, installers - (attach documentation)
- Accessed USGS database - explain:  
 \_\_\_\_\_

You **must** describe how you established the high ground water elevation:

The system next door was replaced  
with the water table at 10'  
USGS database at 8'

Before filing this Inspection Report, please see Report Completeness Checklist on next page.



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## E. Report Completeness Checklist

Complete all applicable sections of this form inclusive of:

A. Inspector Information: Complete all fields in this section.

B. Certification: Signed & Dated and 1, 2, 3, or 4 checked

C. Inspection Summary:

1, 2, 3, or 5 completed as appropriate

4 (Failure Criteria) and 6 (Checklist) completed

D. System Information:

For 8: Tight/Holding Tank – Pumping contract attached

For 14: Sketch of Sewage Disposal System drawn on pg. 16 or attached


For 15: Explanation of estimated depth to high groundwater Included

# TRAIL MAP

## Welcome to DCR's Blackstone River and Canal Heritage State Park

This unique park is part of a National Corridor linking the City of Worcester, Massachusetts with Providence, Rhode Island. Blackstone offers over 1,000 acres of park land primarily used for hiking, walking and historic exploration.

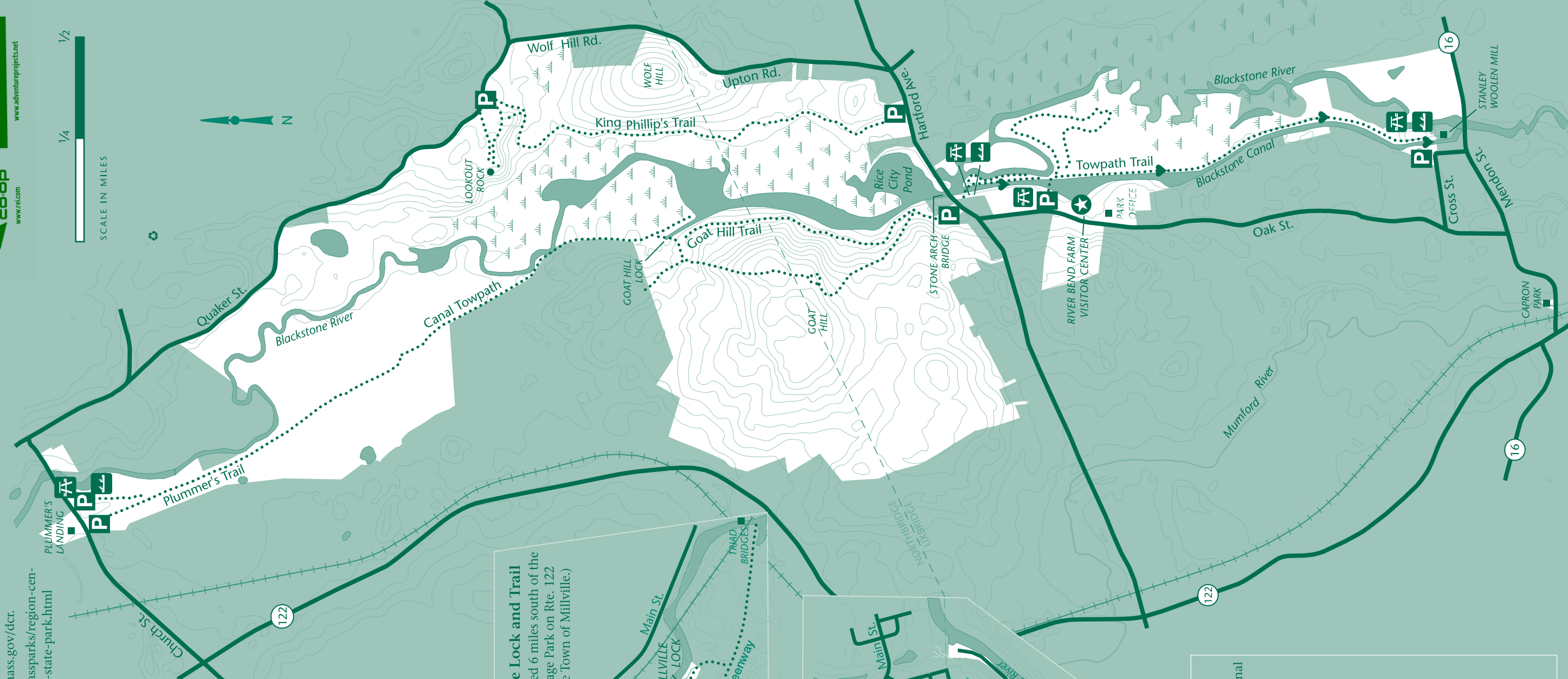
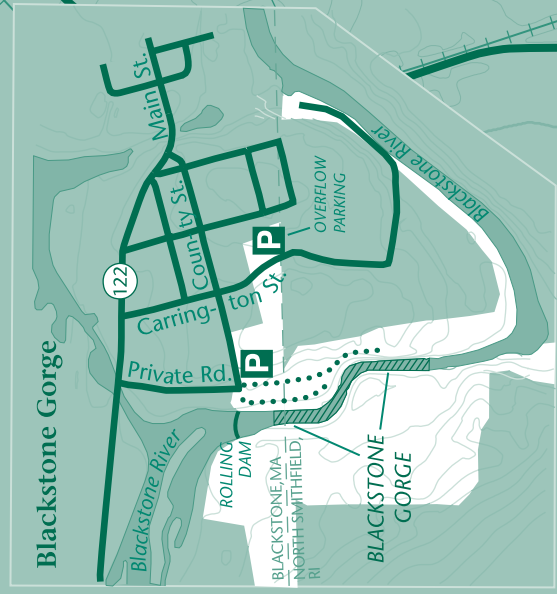
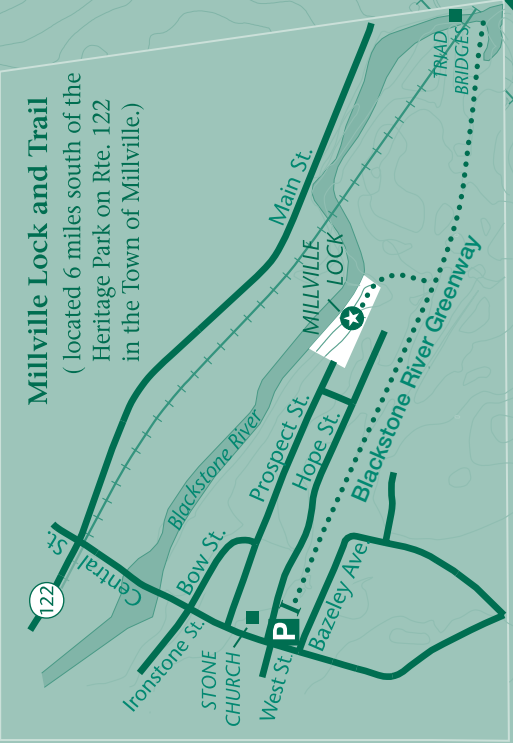
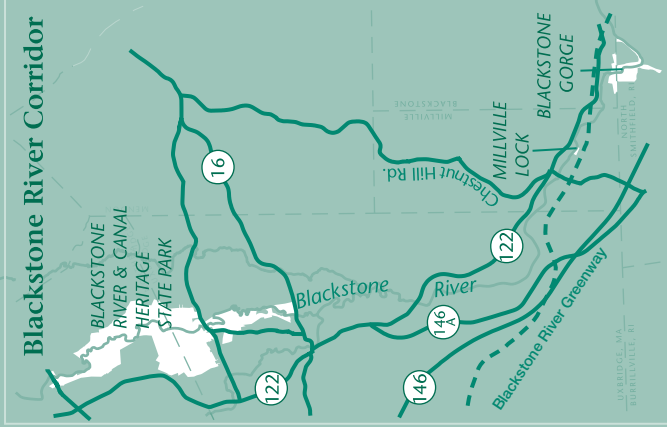
Blackstone is part of the Massachusetts state park system and is managed by the Massachusetts Department of Conservation and Recreation (DCR), an agency of the Executive Office of Energy and Environmental Affairs. DCR oversees 450,000 acres of parks, forests, beaches, bike trails, watersheds, and dams. Its mission is to protect, promote, and enhance the state's natural, cultural, and recreational resources. To learn about DCR and to discover more parks and recreational opportunities within the Massachusetts state parks, visit [www.mass.gov/dcr](http://www.mass.gov/dcr). Visit [www.mass.gov/eea/agencies/dcr/massparks/region-central/blackstone-river-and-canal-heritage-state-park.html](http://www.mass.gov/eea/agencies/dcr/massparks/region-central/blackstone-river-and-canal-heritage-state-park.html)


*Designated by a heart symbol, Healthy Heart Trails are pathways or trails used for hiking or walking that are easy to moderate in activity level and intended for routine use to help build a healthy heart.*

### TRAIL USE GUIDELINES AT BLACKSTONE

- Stay on designated trails and roads.
- Observe all posted rules and regulations.
- **Motorized vehicles prohibited.**
- Be respectful of other trail users:

Sponsored by:



LEGEND	
	Blackstone River and Canal Heritage State Park
	Paved Road
	Trail
	Healthy Heart Trail
	Picnic Area
	Canoe Access
	Parking
	Railroad
	Town Boundary
	River
	Pond
	Wetland
	Contour Line (30' Interval)

# Walking Tour

## BLACKSTONE CANAL NORTHBRIDGE – UXBRIDGE, MA TOWPATH WALK



Cover photo: Oil Painting of Lady Carrington by Rudolf Gniadek; Inside upper right: Illustration from engraving of the Blackstone Canal from an advertisement for the Providence & Worcester Boat Company, 1829, RIHS Collection (RHi X3 2739).

**A self-guided walk  
along the historic  
Blackstone Canal.**

**Intro**

**Walking Tour**

**Directions**



**WATER POWERED!**  
BlackstoneHeritageCorridor.org

# Towpath Walk

In the early part of the 19th century, America was in the midst of a second revolution. In many ways it was a quiet revolution, one that has gone largely unsung and uncelebrated.

Yet it was a revolution that profoundly and permanently changed the way Americans live. It transformed a provincial agrarian society into an industrial giant, moved whole populations off the farm and into the factories, and altered our relationship with the land, with time, and with each other. In time, it altered the landscape and affected nearly every aspect of daily life.

The revolution we are talking about it, of course, America's Industrial Revolution. There is no better place to begin to understand its development

then here on the banks of the Blackstone River, where it all began over 200 years ago.

The Blackstone, once "the hardest working river in America", descends 438 feet in its 45 mile course from Worcester, Massachusetts, to Providence, Rhode Island. By the early 20th century, 409 feet of the river's fall was utilized by 34 dams providing power to adjacent mills.

For a span of 20 years, from 1828 to 1848, segments of the river were paralleled by a man-made canal on which horse-drawn boats carried freight and passengers between landlocked Worcester and the Wharfs of Providence.

Inspired by the success of the Erie Canal [begun in 1817] and spurred by the remarkable expansion

of textile manufacturing along the Blackstone in the early 19th century, a group of Providence and Worcester merchants formed the Blackstone Canal Company in 1822. The canal would meet the considerable transportation demands of inland factories, which needed both to obtain raw materials and to ship finished products to market.

Overland travel on poor 19th century road was time consuming and expensive. It could cost as much to haul a tone of freight 30 miles over land as it cost to ship it to England. The Blackstone Canal brought a savings of nearly 50 percent on goods shipped to Worcester from Providence by canal over those carried over land from Boston.

But the canal was plagued with problems from the outset. Mill owners argued over water rights. Ice closed the canal in the winter; and the canal was susceptible to flood and drought.

The greatest cause of the canal's demise was the Providence and Worcester Railroad, completed in 1847. The railroad was cheaper, faster, and more reliable than the canal, and the canal ceased operation a year after the railroad opened.

The trail described in this brochure takes you along the Blackstone River and one of the few remaining sections of the canal. The numbered sites tell the story of the canal, of the shift from farm to factory that it facilitated, and of the impact of the Industrial Revolution on the land and its people.



# Walking Tour

## 1 Plummer's Landing

The Blackstone Canal had been established for nearly 10 years when 27-year-old Israel Plummer constructed a general store and warehouse beside an existing canal lock in 1837. Boats entering the lock could easily tie up in the adjacent basin used to control the water level in the lock. Plummer's Landing became an important commercial enter. Local farmers brought their products to be shipped to expanding markets, while coal, cotton, molasses and other goods produced outside the Valley arrived at Plummer's.

When the Providence and Worcester Railroad replaced the canal in 1847, Plummer took advantage of the railroad for a new business venture, shipping high quality structural granite from a quarry just a half mile west of here.

Today we can walk through the foundation stones of Plummer's buildings and picture a time when this was a bustling stop on the canal.



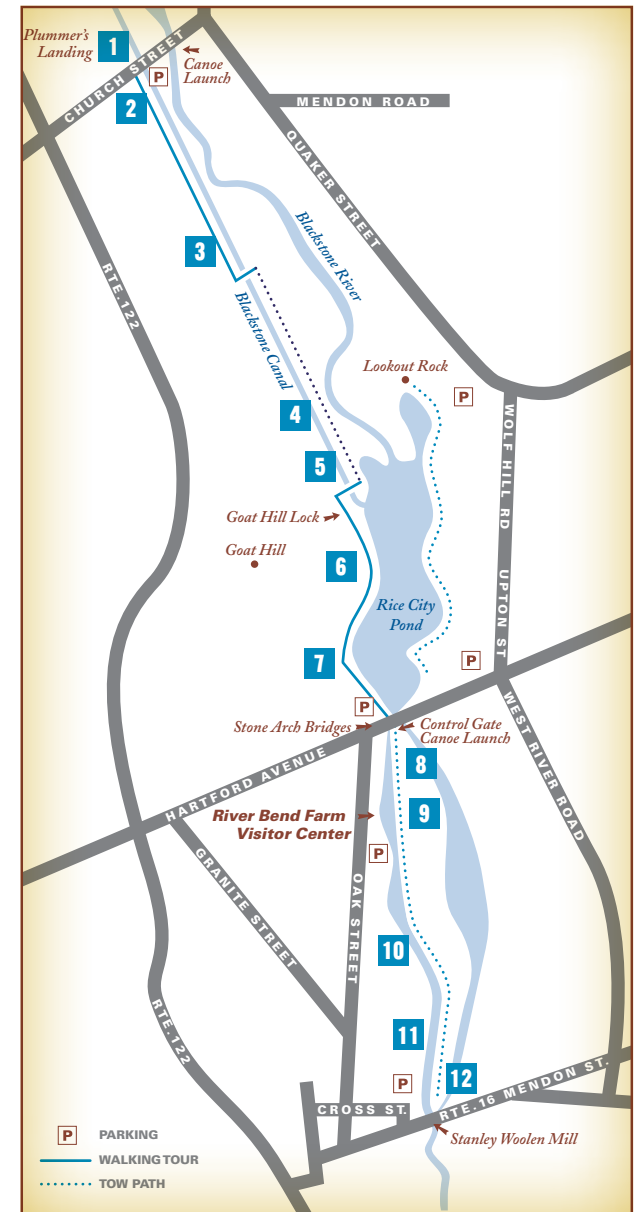
## 2 Lock No. 26

The Blackstone Canal was built with 48 stone locks and one wooden lock. When the Blackstone Canal Company went out of business in 1849, many of the locks were given to creditors to satisfy significant debts. Some locks were taken apart and the granite used to build power trenches and mill extensions. If you look under the bridge that crosses the canal at Church Street, you will see a portion of Lock 26 now used as a bridge abutment. Further down this trail, at Goat Hill, you will see one of the last remaining examples of a canal lock.

## 3 Open Field

When the Blackstone Canal was operational, most of New England looked like this cleared land. In fact, at the time of the Civil War in 1861, 85 percent of New England had been cleared for grazing livestock and planting crops. Wood was used for construction and fuel.

Local farmers, as well as manufacturers, shipped a wide range of products from Plummer's Landing.





# Walking Tour continued

## 4 Canal Construction

The Blackstone Canal merged with navigable portions of the river for approximately 10 percent of its 45 mile course. The rest was hand-dug, using ox carts, picks, axes, iron bars, shovels, and limited quantities of black powder. The canal bed was prism-shaped, 34 feet wide at the top and 18 feet at the bottom, and just 4 to 6 feet deep. It was fed by a system of reservoirs, most of which were natural ponds enlarged by damming. The tow path was about 3 feet higher than the water level and 8 to 10 feet wide. A thousand men worked in the Massachusetts section alone in 1827, earning about \$26 a month, working 6 days a week from dawn to dusk. The Canal was officially opened in the fall of 1828 after four construction seasons and a cost of \$750,000.

## 5 Goat Hill Lock No. 25

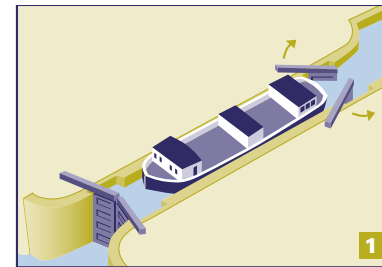
A series of canal locks helped boats to ascend and descend the elevation changes between Worcester and Providence. Forty-eight locks were built of stone quarried close to where they were erected. Cut stone was more expensive than wood, approximately \$4,000 per lock, but required less maintenance.

The locks were 10 feet wide with 82 feet between the large oak gates on either end. The average lift of a lock was 9 ½ feet. Wooden sheathing lined the lock to help protect the canal boats as they passed through. An attendant operated the locks and collected tolls, but later, to cut costs, the attendants were eliminated and tolls were billed.

## 6 Stone Cutting

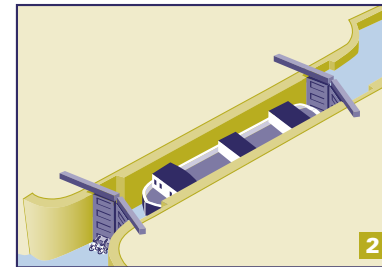
Engineers used stone on this hillside to construct the Goat Hill Lock. Notice the holes in this boulder. An iron rod, called a star drill, was held by hand on the rock surface and hammered with an iron mallet. The drill would be turned slightly and hammered again, drilling a hole 2.5 inches deep. Holes were drilled 3 to 4 inches apart. Next, splitting devices, called feather wedges, were placed in the drilled holes. The stone cutter would then drive an iron stake between the wedges, splitting the stone.

The stone here appears not to have cracked where the stone cutter wanted, and his tools were caught in the uneven break of the stone, leaving them for us to see.

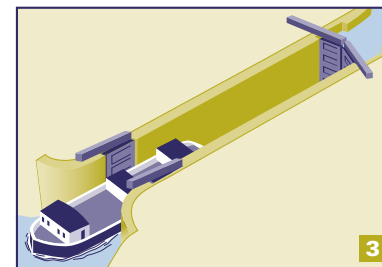


### How a Canal Lock Works

1 A barge traveling downstream enters a lock and the upstream gates of the lock close behind it.



2 Water from the upper level of the canal is let out of the lock through sluice gates until the water level is the same as that of the canal's lower level.



3 The downstream gates open, and the barge moves out of the lock. The process is reversed for vessels moving upstream.



# Walking Tour continued

## 7 Rice City Pond

After the Blackstone Canal Company went out of business in 1849, owners of the Taft Central Mill (later Stanley Woolen Mill) about a mile south built a 14-foot dam along Hartford Avenue, creating a 100-acre mill storage pond. For over 90 years the pond waters stretched out to the hillsides, covering the canal tow path and lock. During the hurricane of 1955, the dam breached, exposing the remains of the Canal, tow path, lock and bridge abutments. The dam was rebuilt to 9 feet, leaving the Canal channel and tow path visible below the path around Goat Hill.



River Bend Farm, established prior to the Revolutionary War, became one of the region's largest dairy farms, operating until 1974.

## 8 Canal Changes

In the 1860s, owners of the Taft Central Mill constructed a dam and control gate at this site to control the flow of water from the mill pond reservoir into the Canal, which they converted into a power trench for the mill.

They also built up the height of the tow path. Greater power was achieved by increasing the volume and height of the water before its descent into the mill's turbines. The rust marks along the stone work indicate the 5 foot difference between the 1860s dam and the damn built after the hurricane of 1955.

## 9 Canal Impact on Farming

Fresh produce was a common commodity on Blackstone Canal boats. Although many New England farms would be abandoned in the 19th and early 20th century, the canal stimulated local farm production, enabling farmers to ship their products to nearby villages and towns.



## 10 Widow Willard Bridge

Widow Willard's farm was split in half when the Blackstone Canal Company took part of her land by "eminent domain." Her barns and livestock were on one side of the canal, most of her pastures on the other side. The company was required by charter to pay her \$125 or build a bridge over the canal so that farm operations would not be disrupted. Here we see the stone abutments of the wooden arch bridge that connected the farm – one of the more than 50 farm bridges the company built along the length of the canal.

## 11 Water Power

When the Canal was transformed into a high banked power trench, the tow path was raised, the canal banks lined with rock, and the canal diverted directly into the Taft Central Mill, where water flowed to the mill's turbine, generating power to operate the mill.

# Walking Tour continued

12

## Stanley Woolen Mill

The Stanley Woolen Mill, established by Moses Taft in 1853, is one of many large textile mills that flourished along the Blackstone River in the 19th and early part of the 20th century. Taft, formerly a co-owner of the Waucantuck Mill on Rt. 16, secured water rights from the defunct Blackstone Canal Company, allowing him to divert water from the canal to his mill.

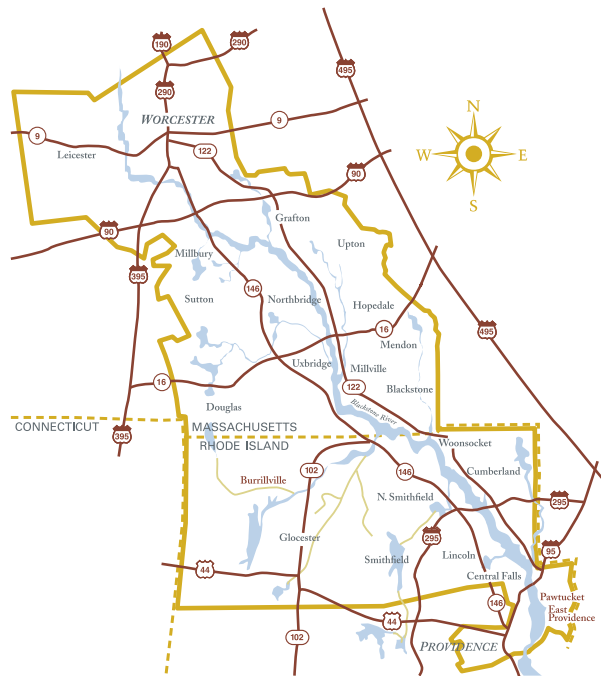
The mill processed raw wool, dyed the yarn, and wove it into finished fabrics. During the Civil War, the factory manufactured cloth for the Union Army. The Calumet Woolen Company, owned by the Wheelock family, later purchased the mill, subsequently supplying fabric for coats for Army personnel in WWI, WWII, and the Korean conflict.



Stanley Woolen Mill closed in 1987, a late casualty of the decline of the textile industry in New England.

# Directions

Uxbridge is located at the junction of routes 122 and 16. From Rt. 146, take Rt. 16 east to Uxbridge Center and turn left onto Rt. 122 north. In 1.5 miles, turn right at traffic light onto East Hartford Avenue. In 1 mile turn right on Oak Street at the Tri-River Family health Center. The Visitor Center is located in the large red barn at River Bend Farm.



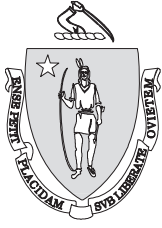
## Along the Way

- Lookout Rock provides one of the best views in the Valley. To get there, follow the 1.5 mile trail beginning at the Heritage State Park parking lot on East Hartford Avenue or go to the Quaker Street parking lot and follow the trail a short distance into the woods. Refer to the map inside for directions.
- Nearby historic sites in Uxbridge include the Cornet John Farnum House (c. 1710) at 44 Mendon Street (Rt. 16), home of the Uxbridge Historical Society, and Prospect Hill Cemetery, diagonally across from the Farnum House. An Uxbridge walking tour brochure is available at the River Bend Farm Visitor Center.
- Be sure to visit Millville Lock, the best preserved lock along the canal. Follow Rt. 122 south from Uxbridge to Millville Center. Turn right at the traffic light at the intersection of Rt. 122 and Central Street. Parking lot at corner of Hope and Central Streets. Follow the old railroad bed (now the new Bikeway) to the lock, which is about  $\frac{3}{4}$  of a mile away.
- The Blackstone River runs wild through high rocks at Blackstone Gorge about 6 miles away. Follow Rt. 122 south through Millville into Blackstone. Turn right on County Street. Parking lot at end of street. Trails are left of Roaring Dam.

- America's Industrial Revolution began when Samuel Slater established the nation's first mechanized textile mill on the Blackstone River in 1793. Be sure to visit this historic working mill museum, just 20 miles south of Uxbridge in Pawtucket, Rhode Island. Slater Mill: 67 Roosevelt Avenue, Pawtucket, RI. Free parking and restrooms. Admission is charged. For hours and fees, please call 401-722-8638 or visit [www.slatermill.org](http://www.slatermill.org).

**Congress established the Blackstone River Valley National Heritage Corridor Commission in 1986, recognizing the national significance of the region between Providence, RI and Worcester, MA—the Birthplace of the American Industrial Revolution. The John H. Chafee Blackstone River Valley National Heritage Corridor is an affiliated area of the National Park Service.**





# The Commonwealth of Massachusetts

Executive Office of Health and Human Services

Department of Public Health

Bureau of Environmental Health

250 Washington Street, 7<sup>th</sup> Floor

Boston, MA 02108

(800) 532-9571 / (617)-624-5757

## CHILDHOOD LEAD POISONING PREVENTION PROGRAM (CLPPP) PROPERTY TRANSFER LEAD PAINT NOTIFICATION

Under Massachusetts and federal law, this notification package must be given to prospective purchasers of homes built before 1978. This package must be given in full to meet state and federal requirements. It may be copied, as long as the type size is not made smaller. Every seller and any real estate agent involved in the sale must give this package before the signing of a purchase and sale agreement, a lease with an option to purchase, or, under state law, a memorandum of agreement used in foreclosure sales. Sellers and agents must also tell the prospective purchaser any information they know about lead in the home. They must also give a copy of any lead inspection report, risk assessment report, Letter of Compliance or Letter of Interim Control. **This package is for compliance with both state and federal lead notification requirements.**

Real estate agents must also tell prospective purchasers that under the state Lead Law, a new owner of a home built before 1978 in which a child under six will live or continue to live must have it either delead or brought under interim control within 90 days of taking title. This package includes a check list to certify that the prospective purchaser has been fully notified by the real estate agent. This certification should be filled out and signed by the prospective purchaser before the signing of a purchase and sale agreement, a lease with an option to purchase or a memorandum of agreement used in a foreclosure sale. It should be kept in the real estate agent's files. After getting notice, the prospective purchaser has at least 10 days, or longer if agreed to by the seller and buyer, to have a lead inspection or risk assessment if he or she chooses to have one, except in cases of foreclosure sales. There is no requirement for a lead inspection or risk assessment before a sale. A list of private lead inspectors and risk assessors licensed by the Department of Public Health is attached and can also be found on the Childhood Lead Poisoning Prevention Program's website at [www.mass.gov/dph/clppp](http://www.mass.gov/dph/clppp).

Sellers and real estate agents who do not meet these requirements can face a civil penalty of up to \$1,000 under state law; a civil penalty of up to \$10,000 and possible criminal sanctions under federal law, as well as liability for resulting damages. In addition, a real estate agent who fails to meet these requirements may be liable under the Massachusetts Consumer Protection Act.

The property transfer notification program began in 1988 and has been very successful. It provides information you need to protect your child, or your tenants' child, from lead poisoning. Massachusetts has a tax credit of up to \$1,500 for each unit delead. There are also a number of grants and no-interest or low-interest loans available for deleading. It's up to you to do your part toward ending lead poisoning.

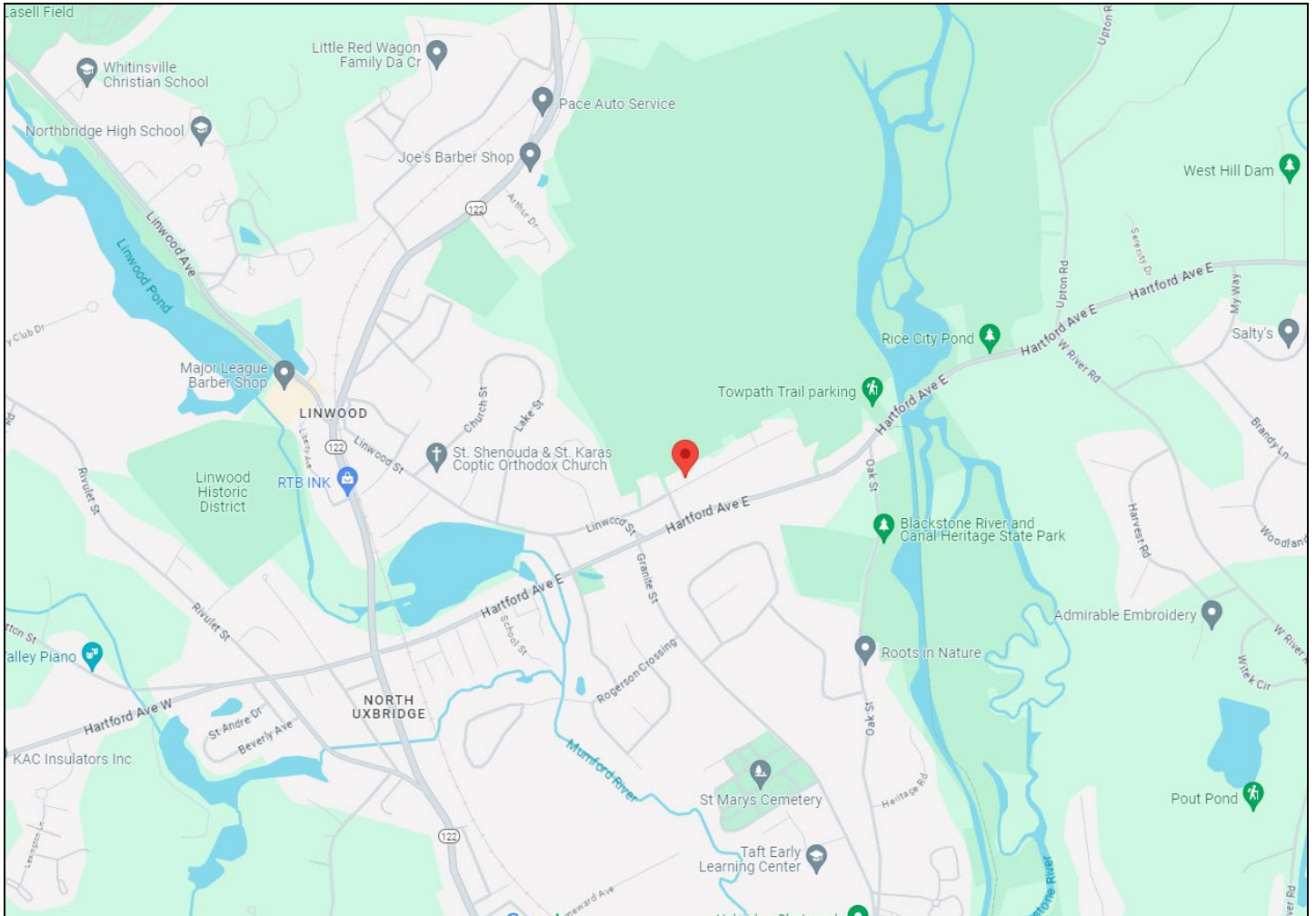
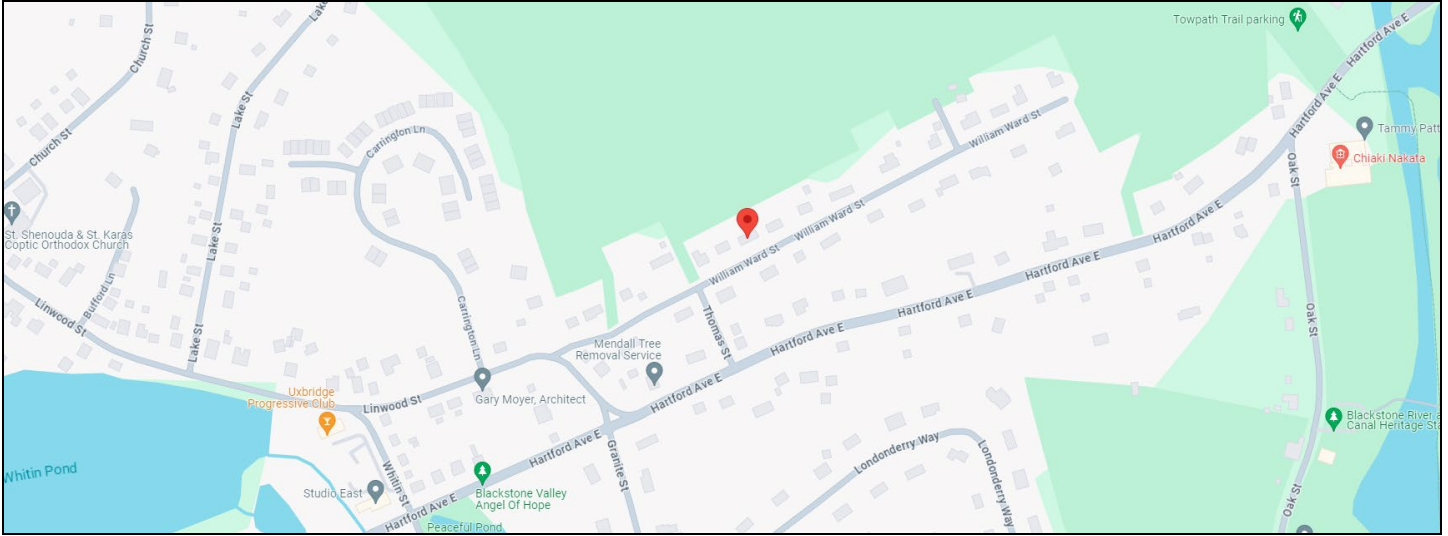
**PLEASE TAKE THE TIME TO READ THIS DOCUMENT. LEAD POISONING IS THE NATION'S LEADING ENVIRONMENTAL HAZARD AFFECTING CHILDREN. DON'T GAMBLE WITH YOUR CHILD'S FUTURE.**

CLPPP Form 94-2, 6/30/94, Rev. 2/03, Rev. 10/09

**NOTIFICATION PACKAGE WILL BE SUPPLIED  
TO THE AUCTION BUYER OF THIS PROPERTY**

# MAP

## 38 WILLIAM WARD ST., UXBRIDGE, MA





**THANK YOU FOR REVIEWING THE ENTIRE  
PROPERTY INFORMATION PACKAGE. WE  
LOOK FORWARD TO SEEING YOU AT THE  
AUCTION. IF YOU HAVE ANY QUESTIONS  
PLEASE DON'T HESITATE TO CONTACT US.**



**Justin Manning, CAI, AARE  
President**

**Phone: 800-521-0111**

**Fax: 508-362-1073**

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