



Town of Dudley  
Assessors Office  
71 West Main Street, Dudley, MA 01571  
**SALES VERIFICATION QUESTIONNAIRE**

This request for information is being sent to aid the Assessor's Office In determining which sales are fair, arms-length transactions. Only those sales, which are classified as such are used to develop the fair market values of similar properties. This information is requested under the provisions of Chapter 59, Section 38D of the Massachusetts General Laws.  
Failure to **return this form within 60 days** of the date of this letter may bar you from any statutory appeal of the assessed value.

Owner: \_\_\_\_\_ Book/Page: \_\_\_\_\_  
Co-Owner: \_\_\_\_\_ Date Recorded: \_\_\_\_\_  
Parcel Location: \_\_\_\_\_ PID: \_\_\_\_\_  
Parcel ID: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

**Property Description**

Type of Property: ☐ Residential ☐ Vacant Lot ☐ Commercial ☐ Industrial ☐ Apartment ☐ Condominium ☐ Other

Number of: Bedrooms \_\_\_\_\_ Full Baths \_\_\_\_\_ Half Baths \_\_\_\_\_ Total Rooms \_\_\_\_\_ Fireplaces \_\_\_\_\_ Extra Kitchen \_\_\_\_\_

Floor Covering 1<sup>st</sup> Flr: \_\_\_\_\_ Floor Covering 2<sup>nd</sup> Flr: \_\_\_\_\_

Finished Basement: \_\_\_\_\_ % or sq ft Finished Attic: \_\_\_\_\_ % or sq ft Attic Access: ☐ Walk Up ☐ Pull-Down Stairs

Heating Fuel: ☐ Oil ☐ Gas ☐ Propane ☐ Oil ☐ Electric ☐ Wood Stove ☐ Other: \_\_\_\_\_

Heating System: ☐ Hot Air ☐ Hot Water ☐ Steam ☐ Baseboard ☐ Radiant ☐ Hydro Air ☐ Other: \_\_\_\_\_

Air Conditioning: ☐ None ☐ Central ☐ Heat Pump (Mini Split) Siding Type: \_\_\_\_\_

Garage: ☐ Under ☐ House ☐ First Floor ☐ Attached ☐ Detached

Sheds: \_\_\_\_\_ sq ft \_\_\_\_\_ sq ft Decks: \_\_\_\_\_ sq ft Other Outbuildings: \_\_\_\_\_

Is there any major work required: \_\_\_\_\_

**Sale Information**

How was this property marketed? ☐ MLS ☐ Sale by Owner ☐ Private

Please check off all that apply: ☐ Foreclosure/Auction ☐ Estate Sale ☐ Court Ordered ☐ Abutter Sale ☐ Seller Financed  
☐ Cash Sale ☐ Less than 100% Interest ☐ Sale between Family/Friends

Was there any personal property included in the sales price (furniture, lawn mower, etc.)? ☐ Yes ☐ No

Do you feel the Sale Price accurately reflected the market value of the property? ☐ Yes ☐ No  
If not, why? \_\_\_\_\_

Do you feel the overall condition of the property is: ☐ Excellent ☐ Good ☐ Average ☐ Fair ☐ Poor

Signature: \_\_\_\_\_ Date: \_\_\_\_\_