

INSTRUCTIONS FOR DEED RESEARCH

In order to research the title of a property to show if a parcel is a Grandfathered lot or not, you need to have the deed references of the property and it's abutting neighbors.

Deed references can be found in the Assessors online data base by searching owners name or street address as well as by parcel I.D. number. The Town of Holland website has links on the Assessor's page to the town's GIS and Valuation online data-base.

Visit the Town of Holland Official website and choose Government, than under Departments, choose Assessors, than choose ONLINE SERVICES You will see two different data bases that can be searched by clicking on the links shown under the heading GIS and Property Data.

- Holland GIS Maps (CAI Axis GIS) is the mapping site and searches can be made by clicking on the vertical tabs on the left. You can search by name, address, or parcel ID. You will click on the account that appears on the left and the map will zoom to the property location, once the map zooms in there will be a box that appears and has links to the property record cards, and deeds.
- Online Property Data (Vision Government Solutions) You must choose the Town of Holland from the list of Towns. You can search by name, address or Parcel ID.

Either of these data bases has the most current deed reference for the property. After you find the deed Book and Page you can than go to the Hampden County Registry of Deeds website by clicking on the link and begin reading the deeds. When reading the deeds, note the paragraph near the end of the deed that states the property being conveyed to the grantors and the deed by which they received the property. If you have to go back in time to show prior ownership, this is where you find the prior deed reference. Be sure to print each of the deeds as you will need them to establish the chain of ownership for your property as well as the abutting properties.