

ANDREOTTOLA ANTHONY & MINCHELLA  
 ALFONSINA M TRUSTEES MAY ST TRST  
 75 LAWRENCE RD  
 MEDFORD MA 02155

B6668P59 B17741P548

Property Data			Assessment Record						
Neighborhood <b>56 GOODWINS MILL RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	177,600	24,300	10,000	191,900		
1ST MORTGAGE <b>0</b>			2013	177,600	24,300	0	201,900		
2ND MORTGAGE <b>0</b>			2014	177,600	24,300	0	201,900		
Zone/Land Use <b>21 Village</b>			2015	177,600	24,300	0	201,900		
Secondary Zone			2016	154,300	24,300	0	178,600		
Topography <b>1 Level</b>			2017	154,300	24,300	0	178,600		
1.Level 4.Below St 7.Steep			2018	154,300	24,300	0	178,600		
2.Rolling 5.Low 8.Wet			2019	154,300	24,300	0	178,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	151,000	25,000	0	176,000		
Utilities <b>9 No Water/No Sewer</b>			2021	166,100	25,000	0	191,100		
1.Public 4.Improve 7.Improve			2022	181,200	27,500	0	208,700		
2.Water 5.Improve 8.			2023	199,300	30,500	0	229,800		
3.Sewer 6.Improve 9.None			2024	223,400	34,300	0	257,700		
Street <b>1 Paved</b>			2025	204,200	35,200	0	239,400		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		5.Access or Rear
1.Land 4.Mobile 7.			<b>Square Foot</b>		<b>Square Feet</b>				6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity							%		32.Pasture
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>		<b>Acreege/Sites</b>				33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	36	0.50	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	10.00	100	%	0	35.Triangular Lot
Verified			23.Non Conforming	25	2.81	100	%	0	36.Commercial
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			<b>Total Acreage</b>		13.31				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:  
 19.0211 - removed 1.00 acre conveyed to Leighton (002-001-005) -sb

**Waterboro**

Map Lot 002-001

Account 112

Location 43 MAY STREET

Card 1

Of 2

9/25/2024

Building Style <b>0</b>	SF Bsmt Living <b>0</b>	Layout <b>0</b>
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Mohome	OPEN 5 OPTIONAL <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Contemp/ 11.Condo	Heat Type <b>100% 0</b>	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>0</b>
Dwelling Units <b>0</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi
Other Units <b>0</b>	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories <b>0</b>	4.Steam 8.FI/WallM 12.	3.3/4 Fin 6.1/2 Unfi 9.None
1.1 4.1.50 7.1.25	Cool Type <b>0% 9 None</b>	Insulation <b>0</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.50 9.	2.Evapor 5. 8.	2.Heavy 5.Unk 8.
Exterior Walls <b>0 Wood Siding</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style <b>0</b>	Unfinished % <b>0%</b>
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor <b>0 0%</b>
2.Wd Sh 6.Br/St 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grad
3.Compos. 7.Nov 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.
Roof Surface <b>0</b>	Bath(s) Style <b>0</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>0</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>0</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>0</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3- <b>0</b>	# Bedrooms <b>0</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>0</b>	Phys. % Good <b>0%</b>
Year Built <b>0</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>0</b>	# Fireplaces <b>0</b>	1.Incomp 4.Small 7.Layout
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.Other
2.C Block 5.Slab 8.		3.Damage 6.Style 9.None
3.Br/Stone 6.Prs/Post 9.		Econ. % Good <b>100%</b>
Basement <b>0</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>0</b>
Wet Basement <b>0</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Office 9.RS
3.Wet 6. 9.		Information Code <b>0</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.SNY



Date Inspected

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14Mobile Home	1980	14x66	3 100	5	80 %	100 %		1.One Story Fram
68 Wood Deck	0	216	0 0	5	80 %	100 %		2.Two Story Fram
103 MH CONC. SLAB	0	924	0 0	5	80 %	100 %		3.Three Story Fr
					%	%		4.1 & 1/2 Story
					%	%		5.1 & 3/4 Story
					%	%		6.2 & 1/2 Story
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

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1ST MORTGAGE <b>0</b>			2013	0	41,000	0	41,000		
2ND MORTGAGE <b>0</b>			2014	0	41,000	0	41,000		
Zone/Land Use <b>21 Village</b>			2015	0	41,000	0	41,000		
Secondary Zone			2016	0	41,000	0	41,000		
Topography <b>1 Level</b>			2017	0	41,000	0	41,000		
1.Level 4.Below St 7.Steep			2018	0	41,000	0	41,000		
2.Rolling 5.Low 8.Wet			2019	0	41,000	0	41,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	0	41,000	0	41,000		
Utilities <b>9 No Water/No Sewer</b>			2021	0	41,000	0	41,000		
1.Public 4.Improve 7.Improve			2022	0	45,100	0	45,100		
2.Water 5.Improve 8.			2023	0	50,000	0	50,000		
3.Sewer 6.Improve 9.None			2024	0	56,200	0	56,200		
Street <b>1 Paved</b>			2025	0	65,600	0	65,600		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
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Sale Date			14.Rear Land				%		3.Topography
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2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac				%		33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified			<b>Acres</b>				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess ( 5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
			<b>Total Acreage</b> 0.00						43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

**Waterboro**

Map Lot 002-001


Account 112

Location 43 MAY STREET

Card 2

Of 2

9/25/2024

Building Style <b>0</b>			SF Bsmt Living <b>0</b>			Layout <b>0</b>					
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade <b>0 0</b>			1.Typical 4. 7.					
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL <b>0</b>			2.Inadeq 5. 8.					
3.R Ranch	7.Contemp/	11.Condo	Heat Type <b>100% 0</b>			3.Not func 6. 9.					
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	Attic <b>0</b>					
Dwelling Units <b>0</b>			2.HWCI	6.GravWA	10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi					
Other Units <b>0</b>			3.HWRAD	7.Electric	11.	2.1/2 Fin 5.FI/Stair 8.					
Stories <b>0</b>			4.Steam	8.FI/WallM	12.	3.3/4 Fin 6.1/2 Unfi 9.None					
1.1	4.1.50	7.1.25	Cool Type <b>0% 9 None</b>			Insulation <b>0</b>					
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full 4.Minimal 7.					
3.3	6.2.50	9.	2.Evapor	5.	8.	2.Heavy 5.Unk 8.					
Exterior Walls <b>0 Wood Siding</b>			3.H Pump	6.	9.None	3.Capped 6. 9.None					
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style <b>0</b>			Unfinished % <b>0%</b>					
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor <b>0 0%</b>					
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.	1.E Grade 4.B Grade 7.AAA Grad					
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None	2.D Grade 5.A Grade 8.					
Roof Surface <b>0</b>			Bath(s) Style <b>0</b>			3.C Grade 6.AA Grade 9.Same					
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	SQFT (Footprint) <b>0</b>					
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition <b>0</b>					
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor 4.Avg 7.V G					
SF Masonry Trim <b>0</b>			# Rooms <b>0</b>			2.Fair 5.Avg+ 8.Exc					
OPEN-3- <b>0</b>			# Bedrooms <b>0</b>			3.Avg- 6.Good 9.Same					
OPEN-4- <b>0</b>			# Full Baths <b>0</b>			Phys. % Good <b>0%</b>					
Year Built <b>0</b>			# Half Baths <b>0</b>			Funct. % Good <b>100%</b>					
Year Remodeled <b>0</b>			# Addn Fixtures <b>0</b>			Functional Code <b>9 None</b>					
Foundation <b>0</b>			# Fireplaces <b>0</b>			1.Incomp 4.Small 7.Layout					
1.Concrete	4.Wood	7.									
2.C Block	5.Slab	8.							2.O-Built 5.CDU 8.Other		
3.Br/Stone	6.Prs/Post	9.							3.Damage 6.Style 9.None		
Basement <b>0</b>									Econ. % Good <b>100%</b>		
1.1/4 Bmt	4.Full Bmt	7.							Economic Code <b>None</b>		
2.1/2 Bmt	5.None	8.							0.None 3.Services 7.		
3.3/4 Bmt	6.	9.None							1.Location 4.Traffic 8.		
Bsmt Gar # Cars <b>0</b>									2.Encroach 9.None 9.		
Wet Basement <b>0</b>									Entrance Code <b>0</b>		
1.Dry	4.	7.							1.Interior 4.Vacant 7.		
2.Damp	5.	8.	2.Refusal 5.Estimate 8.								
3.Wet	6.	9.	3.Informed 6.Office 9.RS								
Date Inspected			Information Code <b>0</b>			1.Owner 4.Agent 7.					
						2.Relative 5.Estimate 8.					
						3.Tenant 6.Other 9.SNY					
<b>Additions, Outbuildings &amp; Improvements</b>								1.One Story Fram			
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.Two Story Fram			
282 METAL BARN	1960	4160	2 100	2	50 %	100 %		3.Three Story Fr			
33 Masonry Garage	0	432	2 100	2	50 %	100 %		4.1 & 1/2 Story			
33 Masonry Garage	0	272	2 100	2	50 %	100 %		5.1 & 3/4 Story			
					%	%		6.2 & 1/2 Story			
					%	%		21.Open Frame Por			
					%	%		22.Encl Frame Por			
					%	%		23.Frame Garage			
					%	%		24.Frame Shed			
					%	%		25.Frame Bay Wind			
					%	%		26.1SFr Overhang			
					%	%		27.Unfin Basement			
					%	%		28.Unfinished Att			
					%	%		29.Finished Attic			