

Map Lot 002-015-001

Account 4458

Location 7 SAN ANTONIO ROAD

Card 1 Of 1

9/25/2024

ANDREOTTOLA ANTHONY & ISHKANIAN, NANCY
75 LAWRENCE ROAD
MEDFORD MA 02155

B15186P548 B16565P780

Previous Owner

Sale Date: 6/19/2007

Inspection Witnessed By:

| X | Date | Date Insp. |
|----------|-------------|------------|
| No./Date | Description | Date Insp. |
| | | |
| | | |
| | | |

Notes:

Waterboro

| Property Data | | | Assessment Record | | | | | | |
|--------------------------------------------------|--|--|----------------------|--------------------|------------------|-----------------|------------------|-------------------|------------------------|
| Neighborhood 56 GOODWINS MILL RD | | | Year | Land | Buildings | Exempt | Total | | |
| Tree Growth Year 0 | | | 2012 | 59,000 | 167,700 | 4,000 | 222,700 | | |
| 1ST MORTGAGE 0 | | | 2013 | 59,000 | 167,700 | 4,000 | 222,700 | | |
| 2ND MORTGAGE 0 | | | 2014 | 69,700 | 0 | 4,000 | 65,700 | | |
| Zone/Land Use 31 Agricultural/Residential | | | 2015 | 59,700 | 167,700 | 4,000 | 223,400 | | |
| Secondary Zone | | | 2016 | 50,100 | 167,700 | 4,000 | 213,800 | | |
| Topography 1 Level | | | 2017 | 50,100 | 167,700 | 4,000 | 213,800 | | |
| 1.Level 4.Below St 7.Steep | | | 2018 | 50,100 | 167,700 | 4,000 | 213,800 | | |
| 2.Rolling 5.Low 8.Wet | | | 2019 | 50,100 | 167,700 | 4,000 | 213,800 | | |
| 3.Above St 6.Swampy 9.Lev/Roll | | | 2020 | 50,100 | 168,400 | 4,000 | 214,500 | | |
| Utilities 2 Public Water | | | 2021 | 55,100 | 168,400 | 3,920 | 219,580 | | |
| 1.Public 4.Improve 7.Improve | | | 2022 | 60,100 | 185,200 | 4,000 | 241,300 | | |
| 2.Water 5.Improve 8. | | | 2023 | 66,100 | 205,400 | 4,000 | 267,500 | | |
| 3.Sewer 6.Improve 9.None | | | 2024 | 74,200 | 230,700 | 4,000 | 300,900 | | |
| Street 2 Semi-Improved | | | 2025 | 90,500 | 312,600 | 4,000 | 399,100 | | |
| 1.Paved 4.Proposed 7.ROW | | | Land Data | | | | | | |
| 2.Semi Imp 5.Pvt 8.None | | | Front Foot | Type | Effective | | Influence | | Influence Codes |
| 3.Gravel 6.Aband 9.TG PLAN | | | | | Frontage | Depth | Factor | Code | |
| LAND USE 0 | | | 11.Ossipee WF | | | | | 1.Unimproved | |
| BUILDING USE 0 | | | 12.Arrowhead WF | | | | | 2.Excess Ftg /De | |
| Sale Data | | | 13.Waterfront | | | | | 3.Topography | |
| Sale Date 6/19/2007 | | | 14.Rear Land | | | | | 4.Size/Shape | |
| Price | | | 15.Misc | | | | | 5.Access or Rear | |
| Sale Type | | | | | | | | 6.Restriction | |
| 1.Land 4.Mobile 7. | | | Square Foot | Square Feet | | | | 7.Open Space | |
| 2.L & B 5.Other 8. | | | | | | | | 8.View/Environ | |
| 3.Building 6. 9. | | | 16.Regular Lot | | | | | 9.Fract Share | |
| Financing | | | 17.Secondary Lot | | | | | Acres | |
| 1.Convent 4.Seller 7. | | | 18.Excess Land | | | | | 30.Rear (201+) | |
| 2.FHA/VA 5.Private 8. | | | 19.Condominium | | | | | 31.Tillable/Horti | |
| 3.Assumed 6.Cash 9.Unknown | | | 20.Pavement | | | | | 32.Pasture | |
| Validity | | | Fract. Acre | Acres/Sites | | | | 33.Orchard | |
| 1.Valid 4.Split 7.Renovate | | | | 21.Homesite (Frac | 21 | 1.84 | 85 % | 1 | 34.Frontage |
| 2.Related 5.Partial 8.Other | | | 22.Vacant Lot (Fr | 26 | 0.18 | 100 % | 0 | 35.Triangular Lot | |
| 3.Distress 6.Exempt 9. | | | 23.Non Conforming | | | | | 36.Commercial | |
| Verified | | | Acres | | | | | 37.Softwood | |
| 1.Buyer 4.Agent 7.Family | | | 24.Excess (5-10) | | | | | 38.Mixed Wood | |
| 2.Seller 5.Pub Rec 8.Other | | | 25.Excess (10+) | | | | | 39.Hardwood | |
| 3.Lender 6.MLS 9. | | | 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 | |
| | | | Total Acreage | | 2.02 | 44.Utility ROW | | | |
| | | | | | | 45.Camp Lot | | | |
| | | | | | | 46.Site Improve | | | |

Waterboro

Map Lot 002-015-001

Account 4458

Location 7 SAN ANTONIO ROAD

Card 1

Of 1

9/25/2024

| | | | | | | | |
|-------------------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------------|--------------------------|---------------|----------|
| Building Style | 1 Conventional | SF Bsmt Living | 0 | Layout | 1 Typical | | |
| 1.Conv | 5.Garr/Col | 9.Other | Fin Bsmt Grade | 0 0 | 1.Typical | | |
| 2.Ranch | 6.Split | 10.Mohome | OPEN 5 OPTIONAL 0 | | 2.Inadeq | | |
| 3.R Ranch | 7.Contemp/ | 11.Condo | Heat Type | 100% | 1 Hot Water BB | | |
| 4.Cape | 8.Log | 12. | 1.HWB | 5.FWA | 9.No Heat | | |
| Dwelling Units 1 | | 2.HWCI | | 6.GravWA | 10. | | |
| Other Units 0 | | 3.HWRAD | | 7.Electric | 11. | | |
| Stories | | 4.Steam | | 8.F/WallM | 12. | | |
| 1.1 | 4.1.50 | 7.1.25 | Cool Type | 0% | 9 None | | |
| 2.2 | 5.1.75 | 8. | 1.Refrig | 4.W&C Air | 7. | | |
| 3.3 | 6.2.50 | 9. | 2.Evapor | 5. | 8. | | |
| Exterior Walls | | 3.H Pump | | 6. | 9.None | | |
| 8 Alumunum/Vinyl | | Kitchen Style | | 2 Typical | | | |
| 0.Wood | 4.Asb/Asph | 8.Alum/Vin | 1.Modern | 4.Obsolete | 7. | | |
| 1.Wood | 5.T-111 | 9.Other | 2.Typical | 5. | 8. | | |
| 2.Wd Sh | 6.Br/St | 11. | 3.Old Type | 6. | 9.None | | |
| 3.Compos. | 7.Nov | 12. | Bath(s) Style | | 2 Typical Bath(s) | | |
| Roof Surface | | 1.Modern | | 4.Obsolete | 7. | | |
| 1.Asphalt | 4.Composit | 7. | 2.Typical | 5. | 8. | | |
| 2.Slate | 5.Wood | 8. | 3.Old Type | 6. | 9.None | | |
| 3.Metal | 6.Other | 9. | # Rooms | | 6 | | |
| SF Masonry Trim | | # Bedrooms | | 3 | | | |
| OPEN-3- | | # Full Baths | | 2 | | | |
| OPEN-4- | | # Half Baths | | 0 | | | |
| Year Built | | # Addn Fixtures | | 0 | | | |
| Year Remodeled | | # Fireplaces | | 0 | | | |
| Foundation | | <div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #007070; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div> | | Functional Code | | 9 None | |
| 1.Concrete | 4.Wood | | | 7. | 1.Incomp | 4.Small | 7.Layout |
| 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 | | Econ. % Good | | 100% | | | |
| 4 Full Basement | | Economic Code | | None | | | |
| 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 | | Entrance Code | | 0 | | | |
| Wet Basement | | 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 | | 0 | | |
| | | 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 | |
|-----------------|------|-------|-------|------|-------|--------|-------------|-------------------|
| 23 Frame Garage | 2007 | 576 | 0 0 | 0 | 0 | % 0 | % | 1.One Story Fram |
| 68 Wood Deck | 2007 | 168 | 0 0 | 0 | 0 | % 0 | % | 2.Two Story Fram |
| | | | | | | % | % | 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 |

