

WIGGINS, ROBERT D  
WIGGINS, DEBORAH J  
53 CHATHAM RD.  
BILLERICA MA 01821

B17250P350

Previous Owner  
WIGGINS GLADYS E  
C/O ROBERT D. WIGGINS  
53 CHATHAM RD.  
BILLERICA MA 01821  
Sale Date: 6/09/2016

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>43 SOKOKIS TRAIL RT5 S</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	165,400	122,500	0	287,900		
1ST MORTGAGE <b>0</b>			2013	165,400	122,500	0	287,900		
2ND MORTGAGE <b>0</b>			2014	165,400	122,500	0	287,900		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	165,400	122,500	0	287,900		
Secondary Zone <b>31 .....</b>			2016	126,200	122,500	0	248,700		
Topography <b>2 Rolling</b>			2017	126,200	122,500	0	248,700		
1.Level 4.Below St 7.Steep			2018	126,200	122,500	0	248,700		
2.Rolling 5.Low 8.Wet			2019	126,200	122,500	0	248,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	126,200	122,500	0	248,700		
Utilities <b>9 No Water/No Sewer</b>			2021	138,900	122,500	0	261,400		
1.Public 4.Improve 7.Improve			2022	151,500	134,700	0	286,200		
2.Water 5.Improve 8.			2023	166,600	149,400	0	316,000		
3.Sewer 6.Improve 9.None			2024	186,800	167,800	0	354,600		
Street <b>1 Paved</b>			2025	171,000	218,600	0	389,600		
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
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date <b>6/09/2016</b>			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			<b>Square Foot</b>	<b>Square Feet</b>					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing <b>1 Conventional</b>			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity <b>2 Related Parties</b>							%		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	21	2.00	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	63.83	100	%	0	35.Triangular Lot
Verified <b>5 Public Record</b>			23.Non Conforming				%		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>		<b>65.83</b>				44.Utility ROW
									45.Camp Lot
									46.Site Improve

# Waterboro

Map Lot 007-082


Account 734

Location 454 SOKOKIS TRAIL

Card 1

Of 1

9/23/2024

Building Style	<b>1 Conventional</b>	SF Bsmt Living	<b>0</b>	Layout	<b>1 Typical</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% 1 Hot Water BB</b>	3.Not func	6. 9.																																																																																								
4.Cape	8.Log 12.	1.HWBB	5.FWA 9.No Heat	Attic	<b>9 None</b>																																																																																								
Dwelling Units	<b>1</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>4 One &amp; 1/2 Story</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>1 Full</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>1 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>2 Typical</b>	Unfinished %	<b>0%</b>																																																																																								
1.Wood	5.T-111 9.Other	1.Modern	4.Obsolete 7.	Grade & Factor	<b>3 Average 100%</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>1 Asphalt Shingles</b>	Bath(s) Style	<b>2 Typical Bath(s)</b>	3.C Grade	6.AA Grade 9.Same																																																																																								
1.Asphalt	4.Composit 7.	1.Modern	4.Obsolete 7.	SQFT (Footprint)	<b>648</b>																																																																																								
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition	<b>4 Average</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>8</b>	2.Fair	5.Avg+ 8.Exc																																																																																								
OPEN-3-	<b>0</b>	# Bedrooms	<b>4</b>	3.Avg-	6.Good 9.Same																																																																																								
OPEN-4-	<b>0</b>	# Full Baths	<b>1</b>	Phys. % Good	<b>0%</b>																																																																																								
Year Built	<b>1912</b>	# Half Baths	<b>1</b>	Funct. % Good	<b>100%</b>																																																																																								
Year Remodeled	<b>0</b>	# Addn Fixtures	<b>0</b>	Functional Code	<b>9 None</b>																																																																																								
Foundation	<b>3 Brick &amp;/or Stone</b>	# Fireplaces	<b>1</b>	1.Incomp	4.Small 7.Layout																																																																																								
1.Concrete	4.Wood 7.																																																																																												
2.C Block	5.Slab 8.																																																																																												
3.Br/Stone	6.Prs/Post 9.																																																																																												
Basement	<b>4 Full Basement</b>																																																																																												
1.1/4 Bmt	4.Full Bmt 7.																																																																																												
2.1/2 Bmt	5.None 8.																																																																																												
3.3/4 Bmt	6. 9.None																																																																																												
Bsmt Gar # Cars	<b>0</b>																																																																																												
Wet Basement	<b>1 Dry Basement</b>																																																																																												
1.Dry	4. 7.																																																																																												
2.Damp	5. 8.																																																																																												
3.Wet	6. 9.																																																																																												
Date Inspected 11/08/2005				Entrance Code	<b>5 Estimated</b>																																																																																								
<b>Additions, Outbuildings &amp; Improvements</b>				1.Interior	4.Vacant 7.																																																																																								
				2.Refusal	5.Estimate 8.																																																																																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Type</th> <th>Year</th> <th>Units</th> <th>Grade</th> <th>Cond</th> <th>Phys.</th> <th>Funct.</th> <th>Sound Value</th> </tr> </thead> <tbody> <tr> <td>1 One Story Frame</td> <td>0</td> <td>52</td> <td>0 0</td> <td>0</td> <td>0</td> <td>% 0</td> <td>%</td> </tr> <tr> <td>21 Open Frame</td> <td>0</td> <td>680</td> <td>0 0</td> <td>0</td> <td>0</td> <td>% 0</td> <td>%</td> </tr> <tr> <td>1 One Story Frame</td> <td>0</td> <td>132</td> <td>0 0</td> <td>0</td> <td>0</td> <td>% 0</td> <td>%</td> </tr> <tr> <td>148</td> <td>0</td> <td>616</td> <td>0 0</td> <td>0</td> <td>0</td> <td>% 0</td> <td>%</td> </tr> <tr> <td>121 CAMP/CABIN</td> <td>0</td> <td>144</td> <td>0 0</td> <td>0</td> <td>0</td> <td>% 0</td> <td>%</td> </tr> <tr> <td>153 BARN/BSMT</td> <td>0</td> <td>600</td> <td>0 0</td> <td>0</td> <td>0</td> <td>% 0</td> <td>%</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> </tr> </tbody> </table>				Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	1 One Story Frame	0	52	0 0	0	0	% 0	%	21 Open Frame	0	680	0 0	0	0	% 0	%	1 One Story Frame	0	132	0 0	0	0	% 0	%	148	0	616	0 0	0	0	% 0	%	121 CAMP/CABIN	0	144	0 0	0	0	% 0	%	153 BARN/BSMT	0	600	0 0	0	0	% 0	%							%	%							%	%							%	%							%	%	3.Informed	6.Office 9.RS
				Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value																																																																																		
1 One Story Frame	0	52	0 0	0	0	% 0	%																																																																																						
21 Open Frame	0	680	0 0	0	0	% 0	%																																																																																						
1 One Story Frame	0	132	0 0	0	0	% 0	%																																																																																						
148	0	616	0 0	0	0	% 0	%																																																																																						
121 CAMP/CABIN	0	144	0 0	0	0	% 0	%																																																																																						
153 BARN/BSMT	0	600	0 0	0	0	% 0	%																																																																																						
						%	%																																																																																						
						%	%																																																																																						
						%	%																																																																																						
						%	%																																																																																						
				Information Code	<b>5 Estimate</b>																																																																																								
				1.Owner	4.Agent 7.																																																																																								
				2.Relative	5.Estimate 8.																																																																																								
				3.Tenant	6.Other 9.SNY																																																																																								

