

VAN BOVEN GREGORY R
 BECK, ROBERT D
 50 MOUNT VERNON STREET
 BOSTON MA 02108

B2286P18 B15750P45 B15957P678

Previous Owner
 SWENSON ARTHUR G & NATALIE E TRUSTEES
 OF THE ARTHUR G SWENSON & NATALIE E REVOCABLE TRST
 1 PEASLEE RD
 MERRIMACK NH 03054
 Sale Date: 10/08/2010

Previous Owner
 SWENSON NATALIE E
 PEASLEE RD

MERRIMACK NH 03054
 Sale Date: 10/29/2009

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
 Lot 3A is a lease, which runs across lot 3. Lot 3 has title to the land under 3A and in earlier times the tax for lot 3A was assessed and paid by the Johnsons, who were the lessees of the strip of land. Current owners of lot 3 are assessed for the land, including 3A.
 22.0719 - added 944 sq ft garage -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 75 BLUEBERRY RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	225,300	1,200	0	226,500		
1ST MORTGAGE 0			2013	225,300	1,200	0	226,500		
2ND MORTGAGE			2014	225,300	1,200	0	226,500		
Zone/Land Use 31 Agricultural/Residential			2015	165,800	257,900	0	423,700		
Secondary Zone 31			2016	146,000	250,900	0	396,900		
Topography 2 Rolling			2017	146,000	250,900	0	396,900		
1.Level 4.Below St 7.Steep			2018	146,000	250,900	0	396,900		
2.Rolling 5.Low 8.Wet			2019	146,000	250,900	0	396,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	146,000	250,900	0	396,900		
Utilities 9 No Water/No Sewer			2021	160,600	250,900	0	411,500		
1.Public 4.Improve 7.Improve			2022	175,200	276,000	0	451,200		
2.Water 5.Improve 8.			2023	192,700	407,100	0	599,800		
3.Sewer 6.Improve 9.None			2024	216,100	457,200	0	673,300		
Street 1 Paved			2025	221,100	603,100	0	824,200		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF	13	Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF	200		300	25 %	1	1.Unimproved
Sale Data			13.Waterfront						2.Excess Ftg /De
Sale Date 10/08/2010			14.Rear Land						3.Topography
Price 124,000			15.Misc						4.Size/Shape
Sale Type 1 Land Only									5.Access or Rear
1.Land 4.Mobile 7.			Square Foot						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 1 Conventional			18.Excess Land						9.Fract Share
1.Convent 4.Seller 7.			19.Condominium						Acres
2.FHA/VA 5.Private 8.			20.Pavement						30.Rear (201+)
3.Assumed 6.Cash 9.Unknown									31.Tillable/Horti
Validity 1 Arms Length Sale			Fract. Acre						32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21		2.00	100 %	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	24		10.00	100 %	0	34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming	25		2.00	100 %	0	35.Triangular Lot
Verified 1 Buyer			Acres						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
			Total Acreage		14.69				

46.Site Improve

Waterboro

Map Lot 009-003

Account 938

Location 121 BLUEBERRY ROAD

Card 1 Of 1 9/23/2024

Building Style 7 1.Conv 5.Garr/Col 9.Other 2.Ranch 6.Split 10.Mohome 3.R Ranch 7.Contemp/ 11.Condo 4.Cape 8.Log 12. Dwelling Units 1 Other Units 0 Stories 1 One Story 1.1 4.1.50 7.1.25 2.2 5.1.75 8. 3.3 6.2.50 9. Exterior Walls 2 Wood Shingle 0.Wood 4.Asb/Asph 8.Alum/Vin 1.Wood 5.T-111 9.Other 2.Wd Sh 6.Br/St 11. 3.Compos. 7.Nov 12. Roof Surface 1 Asphalt Shingles 1.Asphalt 4.Composit 7. 2.Slate 5.Wood 8. 3.Metal 6.Other 9. SF Masonry Trim 0 OPEN-3- 0 OPEN-4- 0 Year Built 2013 Year Remodeled 0 Foundation 1 Concrete 1.Concrete 4.Wood 7. 2.C Block 5.Slab 8. 3.Br/Stone 6.Prs/Post 9. Basement 4 Full Basement 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 0 Wet Basement 1 Dry Basement 1.Dry 4. 7. 2.Damp 5. 8. 3.Wet 6. 9.	SF Bsmt Living 1275 Fin Bsmt Grade 4 100 OPEN 5 OPTIONAL 0 Heat Type 100% 1 Hot Water BB 1.HWBB 5.FWA 9.No Heat 2.HWCI 6.GravWA 10. 3.HWRAD 7.Electric 11. 4.Steam 8.Fl/WallM 12. Cool Type 0% 9 None 1.Refrig 4.W&C Air 7. 2.Evapor 5. 8. 3.H Pump 6. 9.None Kitchen Style 2 Typical 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None Bath(s) Style 2 Typical Bath(s) 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None # Rooms 9 # Bedrooms 3 # Full Baths 2 # Half Baths 1 # Addn Fixtures 0 # Fireplaces 0	Layout 1 Typical 1.Typical 4. 7. 2.Inadeq 5. 8. 3.Not func 6. 9. Attic 9 None 1.1/4 Fin 4.Full Fin 7.1/4 Unfi 2.1/2 Fin 5.Fl/Stair 8. 3.3/4 Fin 6.1/2 Unfi 9.None Insulation 1 Full 1.Full 4.Minimal 7. 2.Heavy 5.Unk 8. 3.Capped 6. 9.None Unfinished % 0% Grade & Factor 4 Good 105% 1.E Grade 4.B Grade 7.AAA Grad 2.D Grade 5.A Grade 8. 3.C Grade 6.AA Grade 9.Same SQFT (Footprint) 1764 Condition 7 Very Good 1.Poor 4.Avg 7.V G 2.Fair 5.Avg+ 8.Exc 3.Avg- 6.Good 9.Same Phys. % Good 0% Funct. % Good 100% Functional Code 9 None 1.Incomp 4.Small 7.Layout 2.O-Built 5.CDU 8.Other 3.Damage 6.Style 9.None Econ. % Good 100% Economic Code None 0.None 3.Services 7. 1.Location 4.Traffic 8. 2.Encroach 9.None 9. Entrance Code 0 1.Interior 4.Vacant 7. 2.Refusal 5.Estimate 8. 3.Informed 6.Office 9.RS Information Code 0 1.Owner 4.Agent 7. 2.Relative 5.Estimate 8. 3.Tenant 6.Other 9.SNY
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Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
8 Storage	2014	144	3 150	4	100 %	100 %	
21 Open Frame	2014	180	4 100	4	100 %	100 %	
91 1S AD/GAR	2021	944	4 100	6	100 %	100 %	
					%	%	
					%	%	
					%	%	
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