

ZIFCAK, GEORGE M, JR & DONNA L  
 ZIFCAK FAMILY TRUST  
 35 BROOK STREET  
 KINGSTON MA 02364

B9634P317 B19124P712

Previous Owner  
 ZIFCAK GEORGE M JR  
 ZIFCAK, DONNA L F  
 35 BROOK STREET  
 KINGSTON MA 02364  
 Sale Date: 9/30/2022

Property Data			Assessment Record						
Neighborhood <b>80 MIDDLE BRANCH POND A</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	74,200	56,700	0	130,900		
1ST MORTGAGE <b>0</b>			2013	74,200	56,700	0	130,900		
2ND MORTGAGE <b>0</b>			2014	74,200	56,700	0	130,900		
Zone/Land Use <b>48 Shoreland</b>			2015	74,200	56,700	0	130,900		
Secondary Zone <b>31 .....</b>			2016	70,500	53,600	0	124,100		
Topography <b>2 Rolling</b>			2017	70,500	53,600	0	124,100		
1.Level 4.Below St 7.Steep			2018	70,500	53,600	0	124,100		
2.Rolling 5.Low 8.Wet			2019	70,500	53,600	0	124,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	70,500	54,100	0	124,600		
Utilities <b>9 No Water/No Sewer</b>			2021	77,600	54,100	0	131,700		
1.Public 4.Improve 7.Improve			2022	84,600	59,500	0	144,100		
2.Water 5.Improve 8.			2023	93,100	66,000	0	159,100		
3.Sewer 6.Improve 9.None			2024	104,400	74,600	0	179,000		
Street <b>3 Gravel</b>			2025	111,300	103,700	0	215,000		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE <b>0</b>			11.Ossipee WF	13	075	150	80 %	2	1.Unimproved
BUILDING USE <b>0</b>			12.Arrowhead WF				%		2.Excess Ftg /De
<b>Sale Data</b>			13.Waterfront				%		3.Topography
			14.Rear Land				%		4.Size/Shape
Sale Date <b>9/30/2022</b>			15.Misc				%		5.Access or Rear
Price							%		6.Restriction
Sale Type <b>2 Land &amp; Buildings</b>							%		7.Open Space
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>					8.View/Environ
2.L & B 5.Other 8.							%		9.Fract Share
3.Building 6. 9.			16.Regular Lot				%		<b>Acres</b>
Financing <b>9 Unknown</b>			17.Secondary Lot				%		30.Rear (201+)
1.Convent 4.Seller 7.			18.Excess Land				%		31.Tillable/Horti
2.FHA/VA 5.Private 8.			19.Condominium				%		32.Pasture
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		33.Orchard
Validity <b>2 Related Parties</b>							%		34.Frontage
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>						35.Triangular Lot
2.Related 5.Partial 8.Other			21.Homesite (Frac	24		0.14	100 %	0	36.Commercial
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		37.Softwood
Verified <b>5 Public Record</b>			23.Non Conforming				%		38.Mixed Wood
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%		39.Hardwood
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)				%		40.Wasteland
3.Lender 6.MLS 9.			25.Excess (10+)				%		41.Gravel Pit (Ac
			26.Excess				%		42.Mobile Home Si
			27.Rear (1-100)				%		43.Condo Site
			28.Rear (101-150)				%		44.Utility ROW
			29.Rear (151-200)				%		45.Camp Lot
				<b>Total Acreage</b>		<b>0.27</b>			
									46.Site Improve

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

## Waterboro

Map Lot 024-023

Account 1912

Location 7 RESTFUL WAY

Card 1 Of 1 9/23/2024

Building Style	<b>2 Ranch</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% 7 Electric</b>	3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat			
Dwelling Units	<b>1</b>			2.HWCI	6.GravWA	10.			
Other Units	<b>0</b>			3.HWRAD	7.Electric	11.			
Stories	<b>1 One Story</b>			4.Steam	8.F/WallM	12.			
1.1	4.1.50	7.1.25		Cool Type	<b>0% 9 None</b>				
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	<b>9 Other</b>			3.H Pump	6.	9.None			
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	<b>2 Typical</b>				
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.			
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.			
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None			
Roof Surface	<b>1 Asphalt Shingles</b>			Bath(s) Style	<b>2 Typical Bath(s)</b>				
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.			
2.Slate	5.Wood	8.		2.Typical	5.	8.			
3.Metal	6.Other	9.		3.Old Type	6.	9.None			
SF Masonry Trim	<b>0</b>			# Rooms	<b>5</b>				
OPEN-3-	<b>0</b>			# Bedrooms	<b>2</b>				
OPEN-4-	<b>0</b>			# Full Baths	<b>1</b>				
Year Built	<b>1965</b>			# Half Baths	<b>0</b>				
Year Remodeled	<b>0</b>			# Addn Fixtures	<b>0</b>				
Foundation	<b>6 Piers/Posts</b>			# Fireplaces	<b>0</b>				
1.Concrete	4.Wood	7.							
2.C Block	5.Slab	8.							
3.Br/Stone	6.Prs/Post	9.							
Basement	<b>9 No 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>9 No Basement</b>								
1.Dry	4.	7.							
2.Damp	5.	8.							
3.Wet	6.	9.							



Date Inspected

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	100	0 0	0	0	0	%	1.One Story Fram
68 Wood Deck	0	100	0 0	0	0	0	%	2.Two Story Fram
24 Frame Shed	0	120	0 0	0	0	0	%	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

