

DRURY CAROLYN F
42 BREWSTER LANE
ACTON MA 01720

B3089P342

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 22 WEST SHORE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	142,300	53,200	0	195,500		
1ST MORTGAGE 0			2013	142,300	53,200	0	195,500		
2ND MORTGAGE 0			2014	142,300	53,200	0	195,500		
Zone/Land Use 48 Shoreland			2015	142,300	53,200	0	195,500		
Secondary Zone			2016	135,200	53,200	0	188,400		
Topography 8 Wet Area			2017	135,200	53,200	0	188,400		
1.Level 4.Below St 7.Steep			2018	135,200	53,200	0	188,400		
2.Rolling 5.Low 8.Wet			2019	135,200	53,200	0	188,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	135,200	53,500	0	188,700		
Utilities 9 No Water/No Sewer			2021	148,700	53,500	0	202,200		
1.Public 4.Improve 7.Improve			2022	162,200	58,900	0	221,100		
2.Water 5.Improve 8.			2023	178,400	65,300	0	243,700		
3.Sewer 6.Improve 9.None			2024	200,100	73,600	0	273,700		
Street 3 Gravel			2025	208,700	105,600	0	314,300		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot		Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF	Type	Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF	11	100	090	100 %	0	1.Unimproved
Sale Data			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.			Square Foot		Square Feet				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				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity			Fract. Acre				%		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			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		0.10				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve


Waterboro

Map Lot 032-010

Account 2100

Location 10 BAYBERRY LANE

Card 1 Of 1 9/23/2024

Building Style	2 Ranch	SF Bsmt Living	0	Layout	1 Typical				
1.Conv	5.Garr/Col	Fin Bsmt Grade	0 0	1.Typical	4. 7.				
2.Ranch	6.Split	OPEN 5 OPTIONAL 0		2.Inadeq	5. 8.				
3.R Ranch	7.Contemp/	Heat Type	100%	3.Not func	6. 9.				
4.Cape	8.Log	8 Floor/Wall Unit M		Attic	9 None				
Dwelling Units 1		1.HWBB	5.FWA	9.No Heat					
Other Units 0		2.HWCI	6.GravWA	10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi				
Stories	1 One Story	3.HWRAD	7.Electric	11.	2.1/2 Fin 5.FI/Stair 8.				
1.1	4.1.50	4.Steam	8.FI/WallM	12.	3.3/4 Fin 6.1/2 Unfi 9.None				
2.2	5.1.75	Cool Type	0%	9 None	Insulation 4 Minimal				
3.3	6.2.50	1.Refrig	4.W&C Air	7.	1.Full 4.Minimal 7.				
Exterior Walls 2 Wood Shingle		2.Evapor	5.	8.	2.Heavy 5.Unk 8.				
0.Wood	4.Asb/Asph	3.H Pump	6.	9.None	3.Capped 6.				
1.Wood	5.T-111	Kitchen Style 3 Old Style		Unfinished % 0%					
2.Wd Sh	6.Br/St	1.Modern	4.Obsolete	7.	Grade & Factor 3 Average 100%				
3.Compos.	7.Nov	2.Typical	5.	8.	1.E Grade 4.B Grade 7.AAA Grad				
Roof Surface 1 Asphalt Shingles		3.Old Type	6.	9.None	2.D Grade 5.A Grade 8.				
1.Asphalt	4.Composit	Bath(s) Style 3 Old Style		3.C Grade 6.AA Grade 9.Same					
2.Slate	5.Wood	1.Modern	4.Obsolete	7.	SQFT (Footprint) 728				
3.Metal	6.Other	2.Typical	5.	8.	Condition 4 Average				
SF Masonry Trim 0		3.Old Type	6.	9.None	1.Poor 4.Avg 7.V G				
OPEN-3- 0		# Rooms	4	2.Fair 5.Avg+ 8.Exc					
OPEN-4- 0		# Bedrooms	2	3.Avg- 6.Good 9.Same					
Year Built 1950		# Full Baths	1	Phys. % Good 0%					
Year Remodeled 0		# Half Baths	0	Funct. % Good 100%					
Foundation 6 Piers/Posts		# Addn Fixtures	0	Functional Code 9 None					
1.Concrete	4.Wood	# Fireplaces	0	1.Incomp 4.Small 7.Layout					
2.C Block	5.Slab					2.O-Built 5.CDU 8.Other			
3.Br/Stone	6.Prs/Post					3.Damage 6.Style 9.None			
Basement 9 No Basement						Econ. % Good 100%			
1.1/4 Bmt	4.Full Bmt					Economic Code None			
2.1/2 Bmt	5.None					0.None 3.Services 7.			
3.3/4 Bmt	6.					1.Location 4.Traffic 8.			
Bsmt Gar # Cars 0						2.Encroach 9.None 9.			
Wet Basement 9 No Basement						Entrance Code 0			
1.Dry	4.					1.Interior 4.Vacant 7.			
2.Damp	5.					2.Refusal 5.Estimate 8.			
3.Wet	6.					3.Informed 6.Office 9.RS			
Date Inspected						Information Code 0			
						1.Owner 4.Agent 7.			
						2.Relative 5.Estimate 8.			
						3.Tenant 6.Other 9.SNY			

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	100	0 0	0	0	0 %	0 %	1.One Story Fram
24 Frame Shed	0	72	0 0	0	0	0 %	0 %	2.Two Story Fram
21 Open Frame	0	136	0 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

