

GREEN COTTAGE LLC
PO BOX 223
PINEHURST MA 01866

B11599P293 B17594P322 B19128P102

Previous Owner
GIABBAI DAVID F
20 MEADOWVIEW ROAD

TOPSFIELD MA 01983
Sale Date: 10/05/2022

Previous Owner
GIABBAI PETER & ROSALYN
20 MEADOWVIEW ROAD

TOPSFIELD MA 01983
Sale Date: 10/14/2017

Inspection Witnessed By:

X	Date	Date Insp.
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	138,300	60,600	0	198,900		
1ST MORTGAGE 0			2013	138,300	60,600	0	198,900		
2ND MORTGAGE 0			2014	138,300	60,600	0	198,900		
Zone/Land Use 48 Shoreland			2015	138,300	60,600	0	198,900		
Secondary Zone 31			2016	131,400	60,600	0	192,000		
Topography 8 Wet Area			2017	131,400	60,600	0	192,000		
1.Level 4.Below St 7.Steep			2018	131,400	60,600	0	192,000		
2.Rolling 5.Low 8.Wet			2019	131,400	60,600	0	192,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	131,400	60,600	0	192,000		
Utilities 9 No Water/No Sewer			2021	144,500	60,600	0	205,100		
1.Public 4.Improve 7.Improve			2022	157,700	66,700	0	224,400		
2.Water 5.Improve 8.			2023	173,400	74,000	0	247,400		
3.Sewer 6.Improve 9.None			2024	194,400	83,000	0	277,400		
Street 3 Gravel			2025	202,800	110,800	0	313,600		
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	11	Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF						1.Unimproved
Sale Data			13.Waterfront						2.Excess Ftg /De
Sale Date 10/05/2022			14.Rear Land						3.Topography
Price 330,000			15.Misc						4.Size/Shape
Sale Type 2 Land & Buildings									5.Access or Rear
1.Land 4.Mobile 7.									6.Restriction
2.L & B 5.Other 8.			Square Foot						7.Open Space
3.Building 6. 9.			16.Regular Lot		Square Feet				8.View/Environ
Financing 9 Unknown			17.Secondary Lot						9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land						Acres
2.FHA/VA 5.Private 8.			19.Condominium						30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement						31.Tillable/Horti
Validity 1 Arms Length Sale									32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre						33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac		Acreege/Sites				34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr						35.Triangular Lot
Verified 5 Public Record			23.Non Conforming						36.Commercial
1.Buyer 4.Agent 7.Family			Acres						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
					Total Acreage	0.10			44.Utility ROW
									45.Camp Lot
									46.Site Improve


Waterboro

Map Lot 032-030

Account 2121

Location 77 AMY LANE

Card 1 Of 1 9/23/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Mohome	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp/ 11.Condo	Heat Type 100% 8 Floor/Wall Unit M	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi
Other Units 0	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories 1 One Story	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 0% 9 None	Insulation 4 Minimal
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 1 Wood Siding	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style 3 Old Style	Unfinished % 0%
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
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 1 Asphalt Shingles	Bath(s) Style 3 Old Style	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 780
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1948	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 1	1.Incomp 4.Small 7.Layout
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.Other
2.C Block 5.Slab 8.		3.Damage 6.Style 9.None
3.Br/Stone 6.Prs/Post 9.		Econ. % Good 100%
Basement 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 0		Entrance Code 0
Wet Basement 1 Dry 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	
22 Encl Frame Porch	0	210	0 0	0	0	0	%	1.One Story Fram
							%	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

