

TESTA, MARGRETTE & sTEVEN, TRUSTEES  
 MARGRETTE TESTA FAMILY TRUST  
 50 LIBERTY DRIVE, PH2F  
 BOSTON MA 02210

B10285P261 B15989P605 B16075P499 B16075P509

Previous Owner  
 TESTA MARGRETTE  
 50 LIBERTY DR PH2F

BOSTON MA 02210  
 Sale Date: 10/29/2020

Previous Owner  
 DEMAIO, PAULA & RONALD  
 70 AUSTIN ST.

NEWTON MA 02460  
 Sale Date: 5/25/2018

Previous Owner  
 TESTA, MARGRETTE  
 6 NORTH HILL DRIVE

LYNNFIELD MA 01940  
 Sale Date: 12/14/2016

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood <b>24 EAST SHORE DR</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	219,700	273,100	0	492,800		
1ST MORTGAGE <b>0</b>			2013	219,700	312,200	0	531,900		
2ND MORTGAGE <b>0</b>			2014	219,700	312,200	0	531,900		
Zone/Land Use <b>48 Shoreland</b>			2015	219,700	312,200	0	531,900		
Secondary Zone <b>31 .....</b>			2016	208,600	312,200	0	520,800		
Topography <b>3 Above Street</b>			2017	208,600	312,200	0	520,800		
1.Level 4.Below St 7.Steep			2018	208,600	312,200	0	520,800		
2.Rolling 5.Low 8.Wet			2019	208,600	312,200	0	520,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	208,600	326,000	0	534,600		
Utilities <b>9 No Water/No Sewer</b>			2021	229,400	326,000	0	555,400		
1.Public 4.Improve 7.Improve			2022	250,300	358,700	0	609,000		
2.Water 5.Improve 8.			2023	275,300	397,800	0	673,100		
3.Sewer 6.Improve 9.None			2024	308,700	448,000	0	756,700		
Street <b>3 Gravel</b>			2025	322,000	577,300	0	899,300		
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	11	Frontage	Depth	Factor	Code	
BUILDING USE <b>0</b>			12.Arrowhead WF						1.Unimproved
<b>Sale Data</b>			13.Waterfront						2.Excess Ftg /De
Sale Date <b>10/29/2020</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.									7.Open Space
3.Building 6. 9.									8.View/Environ
Financing <b>9 Unknown</b>									9.Fract Share
1.Convent 4.Seller 7.			<b>Square Foot</b>		<b>Square Feet</b>				<b>Acres</b>
2.FHA/VA 5.Private 8.			16.Regular Lot						30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			17.Secondary Lot						31.Tillable/Horti
Validity <b>2 Related Parties</b>			18.Excess Land						32.Pasture
1.Valid 4.Split 7.Renovate			19.Condominium						33.Orchard
2.Related 5.Partial 8.Other			20.Pavement						34.Frontage
3.Distress 6.Exempt 9.									35.Triangular Lot
Verified <b>5 Public Record</b>			<b>Fract. Acre</b>		<b>Acreege/Sites</b>				36.Commercial
1.Buyer 4.Agent 7.Family			21.Homesite (Frac	26		0.41	100 %	0	37.Softwood
2.Seller 5.Pub Rec 8.Other			22.Vacant Lot (Fr						38.Mixed Wood
3.Lender 6.MLS 9.			23.Non Conforming						39.Hardwood
			<b>Acres</b>						40.Wasteland
			24.Excess ( 5-10)						41.Gravel Pit (Ac
			25.Excess (10+)						42.Mobile Home Si
			26.Excess						43.Condo Site
			27.Rear (1-100)						44.Utility ROW
			28.Rear (101-150)						45.Camp Lot
			29.Rear (151-200)						46.Site Improve
					<b>Total Acreage</b>	0.66			

## Waterboro

Map Lot 035-008


Account 2289

Location 7 MOONSHADOW DRIVE

Card 1

Of 1

9/23/2024

Building Style	<b>1 Conventional</b>	SF Bsmt Living	<b>1000</b>	Layout	<b>1 Typical</b>		
1.Conv	5.Garr/Col 9.Other	Fin Bsmt Grade	<b>3 125</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>2 Two 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>8 Aluminum/Vinyl</b>	3.H Pump	6. 9.None	3.Capped	6. 9.None		
0.Wood	4.Asb/Asph 8.Alum/Vin	Kitchen Style	<b>1 Modern</b>	Unfinished %	<b>0%</b>		
1.Wood	5.T-111 9.Other	1.Modern	4.Obsolete 7.	Grade & Factor	<b>3 Average 125%</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>1 Modern Bath(s)</b>	3.C Grade	6.AA Grade 9.Same		
1.Asphalt	4.Composit 7.	1.Modern	4.Obsolete 7.	SQFT (Footprint)	<b>1110</b>		
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition	<b>7 Very Good</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>7</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>2</b>	Phys. % Good	<b>0%</b>		
Year Built	<b>1950</b>	# Half Baths	<b>1</b>	Funct. % Good	<b>100%</b>		
Year Remodeled	<b>2004</b>	# Addn Fixtures	<b>0</b>	Functional Code	<b>9 None</b>		
Foundation	<b>1 Concrete</b>	# Fireplaces	<b>1</b>	1.Incomp	4.Small 7.Layout		
1.Concrete	4.Wood 7.						
2.C Block	5.Slab 8.					2.O-Built	5.CDU 8.Other
3.Br/Stone	6.Prs/Post 9.					3.Damage	6.Style 9.None
Basement	<b>9 No Basement</b>					Econ. % Good	<b>100%</b>
1.1/4 Bmt	4.Full Bmt 7.					Economic Code	<b>None</b>
2.1/2 Bmt	5.None 8.					0.None	3.Services 7.
3.3/4 Bmt	6. 9.None					1.Location	4.Traffic 8.
Bsmt Gar # Cars	<b>0</b>					2.Encroach	9.None 9.
Wet Basement	<b>9 No Basement</b>					Entrance Code	<b>0</b>
1.Dry	4. 7.					1.Interior	4.Vacant 7.
2.Damp	5. 8.	2.Refusal	5.Estimate 8.				
3.Wet	6. 9.	3.Informed	6.Office 9.RS				
Date Inspected		Information Code	<b>0</b>				
		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	
21 Open Frame	0	48	0 0	0	0 %	0 %		1.One Story Fram
21 Open Frame	0	240	0 0	0	0 %	0 %		2.Two Story Fram
22 Encl Frame Porch	0	240	0 0	0	0 %	0 %		3.Three Story Fr
68 Wood Deck	0	240	0 0	0	0 %	0 %		4.1 & 1/2 Story
68 Wood Deck	0	1092	0 0	0	0 %	0 %		5.1 & 3/4 Story
24 Frame Shed	0	160	0 0	0	0 %	0 %		6.2 & 1/2 Story
23 Frame Garage	2012	672	4 100	7	97 %	100 %		21.Open Frame Por
68 Wood Deck	2012	672	4 100	7	97 %	100 %		22.Encl Frame Por
68 Wood Deck	2012	800	4 100	7	97 %	100 %		23.Frame Garage
21 Open Frame	2012	140	4 100	7	97 %	100 %		24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic