

DEMAIO, RONALD G
 DEMAIO, PAULA (JT)
 72 AUSTIN STREET
 NEWTON MA 02460

B14441P587 B17756P792

Previous Owner
 TOOTHAKER ROBERT S DAVID R & JOYCE MACKEY
 138 EXETER RD #19

EPPING NH 03042
 Sale Date: 7/13/2018

Previous Owner
 TOOTHAKER ROBERT A
 C/O MABEL L. TOOTHAKER
 PO BOX 834
 BYFIELD MA 01922
 Sale Date: 4/26/2005

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
 20.0721 - added house -sb
 21.0310 - removed incomplete -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 24 EAST SHORE DR			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	45,800	0	0	45,800		
1ST MORTGAGE 0			2013	45,800	0	0	45,800		
2ND MORTGAGE 0			2014	45,800	0	0	45,800		
Zone/Land Use 48 Shoreland			2015	45,800	0	0	45,800		
Secondary Zone			2016	41,200	0	0	41,200		
Topography 2 Rolling			2017	41,200	0	0	41,200		
1.Level 4.Below St 7.Steep			2018	41,200	0	0	41,200		
2.Rolling 5.Low 8.Wet			2019	41,200	0	0	41,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	41,200	0	0	41,200		
Utilities 9 No Water/No Sewer 9 No Water/No Sewer			2021	45,300	313,700	0	359,000		
1.Public 4.Improve 7.Improve			2022	54,900	850,900	0	905,800		
2.Water 5.Improve 8.			2023	60,400	943,700	0	1,004,100		
3.Sewer 6.Improve 9.None			2024	67,800	1,059,800	0	1,127,600		
Street 3 Gravel			2025	71,200	1,334,400	0	1,405,600		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF			%		1.Unimproved	
BUILDING USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Data			13.Waterfront			%		3.Topography	
			14.Rear Land			%		4.Size/Shape	
Sale Date 7/13/2018			15.Misc			%		5.Access or Rear	
Price 45,000						%		6.Restriction	
Sale Type 1 Land Only						%		7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.							%	9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		Acres	
Financing 9 Unknown			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 1 Arms Length Sale						%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other				23	0.23	100	%	0	36.Commercial
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		37.Softwood	
Verified 5 Public Record			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			Acres			%		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	
			Total Acreage 0.23					46.Site Improve	

Waterboro

Map Lot 035-014B

Account 2312

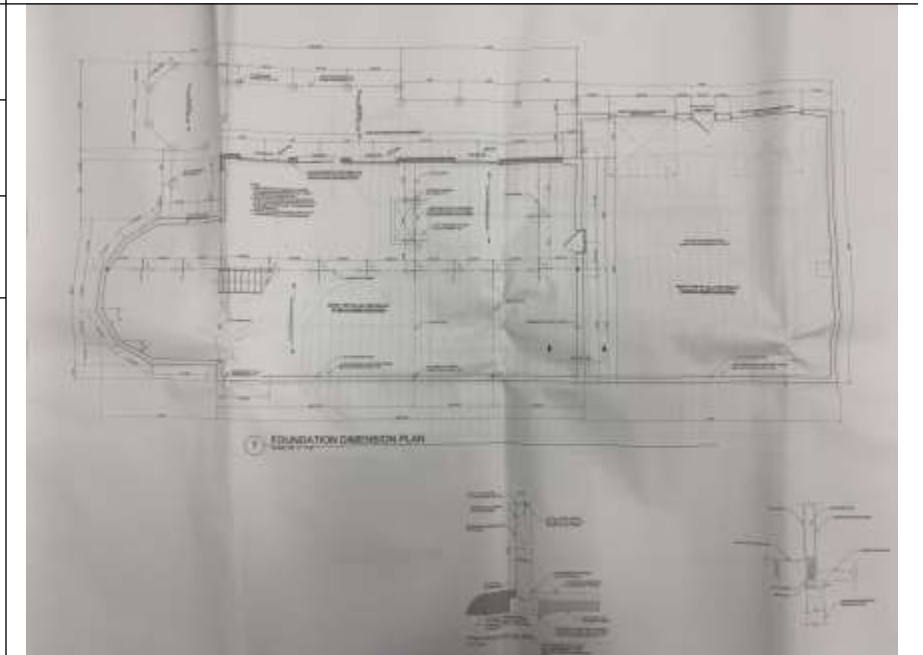
Location 226 EAST SHORE ROAD

Card 1

Of 1

9/23/2024

Building Style	8 Log Home			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% 1 Hot Water BB			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 5 One & 3/4 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 1 Full			
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 1 Modern				Unfinished % 0%			
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete 7.			Grade & Factor 6 Excellent 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 1 Modern Bath(s)				3.C Grade 6.AA Grade 9.Same			
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete 7.			SQFT (Footprint) 1440			
2.Slate	5.Wood	8.		2.Typical	5. 8.			Condition 7 Very Good			
3.Metal	6.Other	9.		3.Old Type	6. 9.None			1.Poor	4.Avg	7.V G	
SF Masonry Trim 0				# Rooms 6				2.Fair	5.Avg+ 8.Exc		
OPEN-3- 0				# Bedrooms 3				3.Avg-	6.Good 9.Same		
OPEN-4- 0				# Full Baths 2				Phys. % Good 0%			
Year Built 2020				# Half Baths 1				Funct. % Good 100%			
Year Remodeled 0				# Addn Fixtures 0				Functional Code 9 None			
Foundation 1 Concrete				# Fireplaces 0				1.Incomp	4.Small	7.Layout	
1.Concrete	4.Wood	7.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>				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	
10 1 Story/Basement	0	400	0 0	0	0	0	%	1.One Story Fram
48 1.50 Fr Gar w/fin	0	1224	0 0	0	0	0	%	2.Two Story Fram
58 Gazebo/Screen	0	121	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	192	0 0	0	0	0	%	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