

KPSMD PELLEGRINO FAMILY TRUST
21 ELLINGTON ROAD
MIDDLESEX COUNTY MA 01876

B7812P83 B15777P645

Property Data			Assessment Record						
Neighborhood 23 OSS�PEE POND E			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	157,600	118,100	0	275,700		
1ST MORTGAGE 0			2013	157,600	118,100	0	275,700		
2ND MORTGAGE 0			2014	157,600	118,100	0	275,700		
Zone/Land Use 48 Shoreland			2015	157,600	118,100	0	275,700		
Secondary Zone 31			2016	149,800	118,100	0	267,900		
Topography 7 Steep			2017	149,800	118,100	0	267,900		
1.Level 4.Below St 7.Steep			2018	149,800	118,100	0	267,900		
2.Rolling 5.Low 8.Wet			2019	149,800	118,100	0	267,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	149,800	119,000	0	268,800		
Utilities 9 No Water/No Sewer			2021	164,700	119,000	0	283,700		
1.Public 4.Improve 7.Improve			2022	179,700	130,900	0	310,600		
2.Water 5.Improve 8.			2023	197,700	145,200	0	342,900		
3.Sewer 6.Improve 9.None			2024	221,600	163,000	0	384,600		
Street 3 Gravel			2025	231,200	228,200	0	459,400		
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			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	Acreege/Sites					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		0.13				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Map Lot 036-023


Account 2335

Location 24 PENNY CIRCLE

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	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% 5 Force Warm Air	3.Not func	6. 9.				
4.Cape	8.Log	1.HWBB	5.FWA	Attic	0				
Dwelling Units 1		2.HWCI	6.GravWA	1.1/4 Fin	4.Full Fin				
Other Units 0		3.HWRAD	7.Electric	2.1/2 Fin	5.FI/Stair				
Stories 4 One & 1/2 Story		4.Steam	8.FI/WallM	3.3/4 Fin	6.1/2 Unfi				
1.1	4.1.50	Cool Type	0% 9 None	Insulation	4 Minimal				
2.2	5.1.75	1.Refrig	4.W&C Air	1.Full	4.Minimal				
3.3	6.2.50	2.Evapor	5. 8.	2.Heavy	5.Unk				
Exterior Walls 2 Wood Shingle		3.H Pump	6. 9.None	3.Capped	6. 9.None				
0.Wood	4.Asb/Asph	Kitchen Style 2 Typical		Unfinished % 0%					
1.Wood	5.T-111	1.Modern	4.Obsolete	Grade & Factor 3 Average 100%					
2.Wd Sh	6.Br/St	2.Typical	5. 8.	1.E Grade	4.B Grade				
3.Compos.	7.Nov	3.Old Type	6. 9.None	2.D Grade	5.A Grade				
Roof Surface 1 Asphalt Shingles		Bath(s) Style 2 Typical Bath(s)		3.C Grade	6.AA Grade				
1.Asphalt	4.Composit	1.Modern	4.Obsolete	SQFT (Footprint) 816					
2.Slate	5.Wood	2.Typical	5. 8.	Condition 5 Above Average					
3.Metal	6.Other	3.Old Type	6. 9.None	1.Poor	4.Avg				
SF Masonry Trim 0		# Rooms	4	2.Fair	5.Avg+				
OPEN-3- 0		# Bedrooms	2	3.Avg-	6.Good				
OPEN-4- 0		# Full Baths	1	Phys. % Good 0%					
Year Built 1970		# Half Baths	0	Funct. % Good 100%					
Year Remodeled 0		# Addn Fixtures	0	Functional Code 9 None					
Foundation 2 Concrete Block		# Fireplaces	0	1.Incomp	4.Small				
1.Concrete	4.Wood								
2.C Block	5.Slab					3.Damage	6.Style	9.None	
3.Br/Stone	6.Prs/Post					Econ. % Good 100%		Economic Code None	
Basement 4 Full Basement						0.None	3.Services	7.	
1.1/4 Bmt	4.Full Bmt					1.Location	4.Traffic	8.	
2.1/2 Bmt	5.None					2.Encroach	9.None	9.	
3.3/4 Bmt	6. 9.None					Entrance Code 0		1.Interior	4.Vacant
Bsmt Gar # Cars 0						2.Refusal	5.Estimate	8.	
Wet Basement 1 Dry Basement						3.Informed	6.Office	9.RS	
1.Dry	4. 7.					Information Code 0		1.Owner	4.Agent
2.Damp	5. 8.	2.Relative	5.Estimate	8.					
3.Wet	6. 9.	3.Tenant	6.Other	9.SNY					

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	225	0 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
					%	%		26.15Fr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

