

HILLS THOMAS A JR & KAREN E
HARVEY THOMAS W & SANDRA, HILLS RICHARD & WENDY
2 LAFLASH LANE
LEICESTER MA 01524

B14446P96

Previous Owner
HILLS THOMAS A JR & KAREN E &
LIVINGSTON JOSEPH E
2 LAFLASH LANE
LEICESTER MA 01524
Sale Date: 4/29/2005

Property Data			Assessment Record						
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	30,000	132,000	0	162,000		
1ST MORTGAGE 0			2013	30,000	132,000	0	162,000		
2ND MORTGAGE 0			2014	30,000	132,000	0	162,000		
Zone/Land Use 47 Lake Arrowhead			2015	30,000	132,000	0	162,000		
Secondary Zone			2016	15,000	130,700	0	145,700		
Topography 2 Rolling			2017	15,000	130,700	0	145,700		
1.Level 4.Below St 7.Steep			2018	15,000	130,700	0	145,700		
2.Rolling 5.Low 8.Wet			2019	15,000	130,700	0	145,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	130,700	0	145,700		
Utilities 9 No Water/No Sewer			2021	16,500	130,700	0	147,200		
1.Public 4.Improve 7.Improve			2022	18,000	143,700	0	161,700		
2.Water 5.Improve 8.			2023	19,800	159,400	0	179,200		
3.Sewer 6.Improve 9.None			2024	22,200	179,000	0	201,200		
Street 3 Gravel			2025	30,000	246,600	0	276,600		
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	
Sale Date			14.Rear Land			%		4.Size/Shape	
Price			15.Misc			%		5.Access or Rear	
Sale Type			Square Foot		Square Feet			6.Restriction	
1.Land 4.Mobile 7.			16.Regular Lot	16	1	100 %	0	7.Open Space	
2.L & B 5.Other 8.			17.Secondary Lot			%		8.View/Environ	
3.Building 6. 9.			18.Excess Land			%		9.Fract Share	
Financing			19.Condominium			%		Acres	
1.Convent 4.Seller 7.			20.Pavement			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			Fract. Acre		Acreege/Sites			31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			21.Homesite (Frac			%		32.Pasture	
Validity			22.Vacant Lot (Fr			%		33.Orchard	
1.Valid 4.Split 7.Renovate			23.Non Conforming			%		34.Frontage	
2.Related 5.Partial 8.Other			Acres			%		35.Triangular Lot	
3.Distress 6.Exempt 9.			24.Excess (5-10)			%		36.Commercial	
Verified			25.Excess (10+)			%		37.Softwood	
1.Buyer 4.Agent 7.Family			26.Excess			%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			27.Rear (1-100)			%		39.Hardwood	
3.Lender 6.MLS 9.			28.Rear (101-150)			%		40.Wasteland	
			29.Rear (151-200)			%		41.Gravel Pit (Ac	
			Total Acreage		0.00			42.Mobile Home Si	
								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 042-00A-096

Account 2769

Location 24 BEAVER DAM ROAD

Card 1 Of 1 9/23/2024

Building Style 8 Log Home	SF Bsmt Living 300	Layout 1 Typical
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade 3 100	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 4 One & 1/2 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 9 Other	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style 2 Typical	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 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 768
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 2000	# 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.		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	
21 Open Frame	0	256	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

