

CAMANN, ROBERT D  
 12 ROBIN ROAD  
 BEDFORD MA 03110

B4643P144 B16635P54 B18658P585

Previous Owner  
 SULLIVAN STEPHEN W  
 MCGARRY-SULLIVAN, ERIN  
 501 MARKET STREET  
 ROCKLAND MA 02370  
 Sale Date: 5/07/2021

Previous Owner  
 SULLIVAN ANNE E  
 C/O ERIN & STEPHEN SULLIVAN  
 501 MARKET ST  
 ROCKLAND MA 02370  
 Sale Date: 6/28/2013

Previous Owner  
 DAMON DONALD L  
 87 ROOSEVELT AVENUE

NORTH ATTLEBORO MA 02760  
 Sale Date: 9/26/2005

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data		
Neighborhood	1 LAC WEST	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	47 Lake Arrowhead	
Secondary Zone		
Topography	2 Rolling	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Wet
3.Above St	6.Swampy	9.Lev/Roll
Utilities	9 No Water/No Sewer	
1.Public	4.Improve	7.Improve
2.Water	5.Improve	8.
3.Sewer	6.Improve	9.None
Street	3 Gravel	
1.Paved	4.Proposed	7.ROW
2.Semi Imp	5.Pvt	8.None
3.Gravel	6.Aband	9.TG PLAN
LAND USE	0	
BUILDING USE	0	
Sale Data		
Sale Date	5/07/2021	
Price	525,000	
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	1 Arms Length Sale	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2012	192,300	137,900	0	330,200
2013	192,300	137,900	0	330,200
2014	192,300	137,900	0	330,200
2015	147,100	137,900	0	285,000
2016	139,700	137,900	0	277,600
2017	139,700	137,900	0	277,600
2018	139,700	137,900	0	277,600
2019	139,700	137,900	0	277,600
2020	139,700	139,300	0	279,000
2021	153,700	139,300	0	293,000
2022	167,700	153,200	0	320,900
2023	184,400	169,900	0	354,300
2024	206,800	191,400	0	398,200
2025	183,800	257,000	0	440,800

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF	13	200	300	50 %	2	1.Unimproved
12.Arrowhead WF	13	150	300	20 %	2	2.Excess Ftg /De
13.Waterfront				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Misc				%		5.Access or Rear
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
Square Foot	Square Feet					Acres
16.Regular Lot				%		30.Rear (201+)
17.Secondary Lot				%		31.Tillable/Horti
18.Excess Land				%		32.Pasture
19.Condominium				%		33.Orchard
20.Pavement				%		34.Frontage
Fract. Acre	Acreage/Sites					
21.Homesite (Frac				%		35.Triangular Lot
22.Vacant Lot (Fr				%		36.Commercial
23.Non Conforming				%		37.Softwood
Acres				%		38.Mixed Wood
24.Excess ( 5-10)				%		39.Hardwood
25.Excess (10+)				%		40.Wasteland
26.Excess				%		41.Gravel Pit (Ac
27.Rear (1-100)				%		42.Mobile Home Si
28.Rear (101-150)				%		43.Condo Site
29.Rear (151-200)				%		44.Utility ROW
<b>Total Acreage</b>					1.21	45.Camp Lot
						46.Site Improve

# Waterboro

Map Lot 043-909

Account 2914

Location 66 LAKEVIEW DRIVE

Card 1 Of 1 9/23/2024

Building Style	<b>2 Ranch</b>			SF Bsmt Living	<b>988</b>	Layout	<b>1 Typical</b>			
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>3 110</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				
Dwelling Units	<b>1</b>			2.HWCI	6.GravWA	10.				
Other Units	<b>0</b>			3.HWRAD	7.Electric	11.				
Stories	<b>1 One Story</b>			4.Steam	8.F/WallM	12.				
1.1	4.1.50	7.1.25		Cool Type	<b>0% 9 None</b>			Attic	<b>9 None</b>	
2.2	5.1.75	8.		1.Refrig	4.W&C Air	7.	1.1/4 Fin	4.Full Fin	7.1/4 Unfi	
3.3	6.2.50	9.		2.Evapor	5.	8.	2.1/2 Fin	5.F/Stair	8.	
Exterior Walls	<b>1 Wood Siding</b>			3.H Pump	6.	9.None	3.3/4 Fin	6.1/2 Unfi	9.None	
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	<b>2 Typical</b>			Insulation	<b>1 Full</b>	
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.	1.Full	4.Minimal	7.	
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.	2.Heavy	5.Unk	8.	
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None	3.Capped	6.	9.None	
Roof Surface	<b>1 Asphalt Shingles</b>			Bath(s) Style	<b>2 Typical Bath(s)</b>			Unfinished %	<b>0%</b>	
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	Grade & Factor	<b>3 Average 110%</b>		
2.Slate	5.Wood	8.		2.Typical	5.	8.	1.E Grade	4.B Grade	7.AAA Grad	
3.Metal	6.Other	9.		3.Old Type	6.	9.None	2.D Grade	5.A Grade	8.	
SF Masonry Trim	<b>0</b>			# Rooms	<b>6</b>			3.C Grade	6.AA Grade	9.Same
OPEN-3-	<b>0</b>			# Bedrooms	<b>3</b>			SQFT (Footprint)	<b>1040</b>	
OPEN-4-	<b>0</b>			# Full Baths	<b>2</b>			Condition	<b>6 Good</b>	
Year Built	<b>1988</b>			# Half Baths	<b>0</b>			1.Poor	4.Avg	7.V G
Year Remodeled	<b>0</b>			# Addn Fixtures	<b>0</b>			2.Fair	5.Avg+	8.Exc
Foundation	<b>1 Concrete</b>			# Fireplaces	<b>0</b>			3.Avg-	6.Good	9.Same
1.Concrete	4.Wood	7.					Phys. % Good	<b>0%</b>		
2.C Block	5.Slab	8.					Funct. % Good	<b>100%</b>		
3.Br/Stone	6.Prs/Post	9.					Functional Code	<b>9 None</b>		
Basement	<b>4 Full Basement</b>						1.Incomp	4.Small	7.Layout	
1.1/4 Bmt	4.Full Bmt	7.					2.O-Built	5.CDU	8.Other	
2.1/2 Bmt	5.None	8.					3.Damage	6.Style	9.None	
3.3/4 Bmt	6.	9.None					Econ. % Good	<b>100%</b>		
Bsmt Gar # Cars	<b>0</b>						Economic Code	<b>None</b>		
Wet Basement	<b>1 Dry Basement</b>						0.None	3.Services	7.	
1.Dry	4.	7.					1.Location	4.Traffic	8.	
2.Damp	5.	8.					2.Encroach	9.None	9.	
3.Wet	6.	9.					Entrance Code	<b>5 Estimated</b>		
							1.Interior	4.Vacant	7.	
							2.Refusal	5.Estimate	8.	
							3.Informed	6.Office	9.RS	
							Information Code	<b>5 Estimate</b>		
							1.Owner	4.Agent	7.	
							2.Relative	5.Estimate	8.	
							3.Tenant	6.Other	9.SNY	



Date Inspected 6/27/2005

Additions, Outbuildings & Improvements									
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value		
68 Wood Deck	0	312	0 0	0	0	0	%	%	1.One Story Fram
62 Patio	0	312	0 0	0	0	0	%	%	2.Two Story Fram
24 Frame Shed	0	80	0 0	0	0	0	%	%	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

