

MOCCIA GERARD F
40 PINE ST
WAKEFIELD MA 01880

B10048P53 B15653P613

Previous Owner
FLAGG KATHLEEN
C/O GERARD F MOCCIA
40 PINE ST
WAKEFIELD MA 01880
Sale Date: 6/12/2009

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	128,000	128,600	0	256,600		
1ST MORTGAGE 0			2013	128,000	128,600	0	256,600		
2ND MORTGAGE 0			2014	128,000	128,600	0	256,600		
Zone/Land Use 47 Lake Arrowhead			2015	128,000	128,600	0	256,600		
Secondary Zone			2016	121,600	128,600	0	250,200		
Topography 2 Rolling			2017	121,600	128,600	0	250,200		
1.Level 4.Below St 7.Steep			2018	121,600	128,600	0	250,200		
2.Rolling 5.Low 8.Wet			2019	121,600	128,600	0	250,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	121,600	130,000	0	251,600		
Utilities 9 No Water/No Sewer			2021	133,700	130,000	0	263,700		
1.Public 4.Improve 7.Improve			2022	145,900	143,000	0	288,900		
2.Water 5.Improve 8.			2023	160,500	158,600	0	319,100		
3.Sewer 6.Improve 9.None			2024	179,900	178,100	0	358,000		
Street 3 Gravel			2025	179,100	236,200	0	415,300		
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	12	Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF	105		275	90 %	2	1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 6/12/2009			14.Rear Land				%		3.Topography
Price 229,900			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		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 1 Conventional			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 1 Arms Length Sale			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 1 Buyer			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 0.33					43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

