

MCFARLAND TIMOTHY
MCFARLAND, HELENA
129 TEN HILLS RD
SOMERVILLE MA 02145

B14913P847

Previous Owner
S&B CONSTRUCTION INC
182 HEATH ROAD

SACO ME 04072
Sale Date: 4/13/2007

Previous Owner
SULLIVAN THOMAS E
11 HIGHLAND STREET

HOPKINTON MA 01748
Sale Date: 10/04/2004

Inspection Witnessed By:

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

Notes:

Waterboro

Property Data			Assessment Record								
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total				
Tree Growth Year 0			2012	35,000	166,800	0	201,800				
1ST MORTGAGE 0			2013	35,000	166,800	0	201,800				
2ND MORTGAGE 0			2014	35,000	166,800	0	201,800				
Zone/Land Use 47 Lake Arrowhead			2015	35,000	166,800	0	201,800				
Secondary Zone			2016	17,500	166,800	0	184,300				
Topography 1 Level			2017	17,500	166,800	0	184,300				
1.Level 4.Below St 7.Steep			2018	17,500	166,800	0	184,300				
2.Rolling 5.Low 8.Wet			2019	17,500	166,800	0	184,300				
3.Above St 6.Swampy 9.Lev/Roll			2020	17,500	167,700	0	185,200				
Utilities 9 No Water/No Sewer			2021	19,300	167,700	0	187,000				
1.Public 4.Improve 7.Improve			2022	21,000	184,500	0	205,500				
2.Water 5.Improve 8.			2023	23,100	204,700	0	227,800				
3.Sewer 6.Improve 9.None			2024	25,900	229,800	0	255,700				
Street 3 Gravel			2025	33,800	309,600	0	343,400				
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		Frontage	Depth	Factor	Code			
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved		
Sale Data			13.Waterfront				%		2.Excess Ftg /De		
Sale Date 8/01/2006			14.Rear Land				%		3.Topography		
Price 217,000			15.Misc				%		4.Size/Shape		
Sale Type 2 Land & Buildings							%		5.Access or Rear		
1.Land 4.Mobile 7.			Square Foot				%		6.Restriction		
2.L & B 5.Other 8.			16.Regular Lot	16		1	100	%	0	7.Open Space	
3.Building 6. 9.			17.Secondary Lot	18		1	100	%	0	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				%			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 0.00								43.Condo Site
											44.Utility ROW
											45.Camp Lot
											46.Site Improve

Waterboro

Map Lot 044-000-A462


Account 3095

Location 78 BEAVER DAM ROAD

Card 1

Of 1

9/23/2024

Building Style	1 Conventional			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.HWB	5.FWA	9.No Heat	Attic	0			
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 2 Two 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 8 Alumunum/Vinyl				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) 884				
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 7			2.Fair	5.Avg+	8.Exc		
OPEN-3- 0				# Bedrooms 4			3.Avg-	6.Good	9.Same		
OPEN-4- 0				# Full Baths 2			Phys. % Good 0%				
Year Built 2007				# Half Baths 0			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%			Economic Code None				
Basement 4 Full Basement				0.None			3.Services	7.			
1.1/4 Bmt	4.Full Bmt	7.		1.Location			4.Traffic	8.			
2.1/2 Bmt	5.None	8.		2.Encroach			9.None	9.			
3.3/4 Bmt	6.	9.None		Entrance Code 0			1.Interior				
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				
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	240	0 0	0	0	0	%	1.One Story Fram
23 Frame Garage	0	576	0 0	0	0	0	%	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

