

MURPHY, BENJAMIN
MURPHY, SEAN
153 SAVAGE HILL ROAD
BERLIN CT 06037

B4148P51 B18389P132

Previous Owner
MURPHY CHRISTINE R
35 SORREL LANE

EAST BERLIN CT 06023
Sale Date: 9/10/2020

Previous Owner
MANTON STEPHEN J & KIRSTEN N
9 JANES ROAD

BOXFORD MA 01921
Sale Date: 12/20/2005

Inspection Witnessed By:

X	Date
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	165,200	117,200	0	282,400		
1ST MORTGAGE 0			2013	165,200	117,200	0	282,400		
2ND MORTGAGE 0			2014	165,200	117,200	0	282,400		
Zone/Land Use 47 Lake Arrowhead			2015	165,200	117,200	0	282,400		
Secondary Zone			2016	157,000	117,200	0	274,200		
Topography 4 Below Street			2017	157,000	117,200	0	274,200		
1.Level 4.Below St 7.Steep			2018	157,000	117,200	0	274,200		
2.Rolling 5.Low 8.Wet			2019	157,000	117,200	0	274,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	157,000	118,500	0	275,500		
Utilities 9 No Water/No Sewer			2021	172,700	118,500	0	291,200		
1.Public 4.Improve 7.Improve			2022	188,400	130,300	0	318,700		
2.Water 5.Improve 8.			2023	207,200	144,500	0	351,700		
3.Sewer 6.Improve 9.None			2024	232,300	162,300	0	394,600		
Street 3 Gravel			2025	231,300	221,100	0	452,400		
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	12	Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%	2	1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 9/10/2020			14.Rear Land				%		3.Topography
Price			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 9 Unknown			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 2 Related Parties			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 5 Public Record			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 0.59						43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 045-001-523

Account 3343

Location 56 DIAMOND DRIVE

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% 7 Electric	3.Not func	6.	9.				
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat						
Dwelling Units	1			2.HWCI	6.GravWA	10.						
Other Units	0			3.HWRAD	7.Electric	11.						
Stories	4 One & 1/2 Story			4.Steam	8.F/WallM	12.						
1.1	4.1.50	7.1.25		Cool Type	0% 9 None			Attic	9 None			
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.FI/Stair	8.	
Exterior Walls	5 T-111			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	2 Typical			Insulation	1 Full			
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	1 Asphalt Shingles			Bath(s) Style	2 Typical Bath(s)			Unfinished %	0%			
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.			Grade & Factor	3 Average 100%		
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	0			# Rooms	6			3.C Grade	6.AA Grade	9.Same		
OPEN-3-	0			# Bedrooms	3			SQFT (Footprint)	728			
OPEN-4-	0			# Full Baths	1			Condition	5 Above Average			
Year Built	1988			# Half Baths	1			1.Poor	4.Avg	7.V G		
Year Remodeled	0			# Addn Fixtures	0			2.Fair	5.Avg+	8.Exc		
Foundation	1 Concrete			# Fireplaces	0			3.Avg-	6.Good	9.Same		
1.Concrete	4.Wood	7.						Phys. % Good	0%			
2.C Block	5.Slab	8.						Funct. % Good	100%			
3.Br/Stone	6.Prs/Post	9.						Functional Code	9 None			
Basement	4 Full Basement							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	100%			
Bsmt Gar # Cars	0							Economic Code	None			
Wet Basement	1 Dry Basement							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	5 Estimated			
								1.Interior	4.Vacant	7.		
								2.Refusal	5.Estimate	8.		
								3.Informed	6.Office	9.RS		
								Information Code	5 Estimate			
								1.Owner	4.Agent	7.		
								2.Relative	5.Estimate	8.		
								3.Tenant	6.Other	9.SNY		

Date Inspected 8/05/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	332	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

