

MULCAHY DAVID W TRUSTEE OF THE
MULCAHY IRREVOCABLE TRUST UDT
ATTN: GLENN W MULCAHY
NATICK MA 01760

B14757P266 B16711P669 B17224P805

Previous Owner
ALEXANDER MICHAEL SCOTT & SALLY JEAN
SALLY JEAN ALEXANDER REVOCABLE TRUST
C/O GLENN W. MULCAHY
NATICK MA 01760
Sale Date: 10/10/2013

Previous Owner
ALEXANDER RAYMOND & SALLY JEAN
11 APPLECREST RD

WESTON MA 02193
Sale Date: 2/17/2006

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 | 206,100 | 109,700 | 0 | 315,800 | | |
| 1ST MORTGAGE 0 | | | 2013 | 206,100 | 109,700 | 0 | 315,800 | | |
| 2ND MORTGAGE 0 | | | 2014 | 206,100 | 109,700 | 0 | 315,800 | | |
| Zone/Land Use 47 Lake Arrowhead | | | 2015 | 206,100 | 109,700 | 0 | 315,800 | | |
| Secondary Zone | | | 2016 | 195,800 | 103,900 | 0 | 299,700 | | |
| Topography 2 Rolling | | | 2017 | 195,800 | 103,900 | 0 | 299,700 | | |
| 1.Level 4.Below St 7.Steep | | | 2018 | 195,800 | 103,900 | 0 | 299,700 | | |
| 2.Rolling 5.Low 8.Wet | | | 2019 | 195,800 | 103,900 | 0 | 299,700 | | |
| 3.Above St 6.Swampy 9.Lev/Roll | | | 2020 | 195,800 | 105,600 | 0 | 301,400 | | |
| Utilities 9 No Water/No Sewer | | | 2021 | 215,300 | 105,600 | 0 | 320,900 | | |
| 1.Public 4.Improve 7.Improve | | | 2022 | 234,900 | 116,200 | 0 | 351,100 | | |
| 2.Water 5.Improve 8. | | | 2023 | 258,400 | 128,800 | 0 | 387,200 | | |
| 3.Sewer 6.Improve 9.None | | | 2024 | 289,700 | 144,700 | 0 | 434,400 | | |
| Street 3 Gravel | | | 2025 | 288,500 | 167,000 | 0 | 455,500 | | |
| 1.Paved 4.Proposed 7.ROW | | | Land Data | | | | | | |
| 2.Semi Imp 5.Pvt 8.None | | | | | | | | | |
| 3.Gravel 6.Aband 9.TG PLAN | | | Front Foot | | Effective | | Influence | | Influence Codes |
| LAND USE 0 | | | Type | Frontage | Depth | Factor | Code | | |
| BUILDING USE 0 | | | 12 | 140 | 325 | 100 % | 0 | 1.Unimproved | |
| Sale Data | | | | | | | | | 2.Excess Ftg /De |
| Sale Date 10/10/2013 | | | | | | | | | 3.Topography |
| Price | | | | | | | | | 4.Size/Shape |
| Sale Type 2 Land & Buildings | | | | | | | | | 5.Access or Rear |
| 1.Land 4.Mobile 7. | | | | | | | | | 6.Restriction |
| 2.L & B 5.Other 8. | | | | | | | | | 7.Open Space |
| 3.Building 6. 9. | | | | | | | | | 8.View/Environ |
| Financing 9 Unknown | | | | | | | | | 9.Fract Share |
| 1.Convent 4.Seller 7. | | | Square Foot | | Square Feet | | | | Acres |
| 2.FHA/VA 5.Private 8. | | | | | | | | | 30.Rear (201+) |
| 3.Assumed 6.Cash 9.Unknown | | | | | | | | | 31.Tillable/Horti |
| Validity 8 Other Non Valid | | | | | | | | | 32.Pasture |
| 1.Valid 4.Split 7.Renovate | | | | | | | | | 33.Orchard |
| 2.Related 5.Partial 8.Other | | | | | | | | | 34.Frontage |
| 3.Distress 6.Exempt 9. | | | | | | | | | 35.Triangular Lot |
| Verified 7 Family Member | | | | | | | | | 36.Commercial |
| 1.Buyer 4.Agent 7.Family | | | Fract. Acre | | Acreege/Sites | | | | 37.Softwood |
| 2.Seller 5.Pub Rec 8.Other | | | 21.Homesite (Frac | | | | | | 38.Mixed Wood |
| 3.Lender 6.MLS 9. | | | 22.Vacant Lot (Fr | | | | | | 39.Hardwood |
| | | | 23.Non Conforming | | | | | | 40.Wasteland |
| | | | Acres | | | | | | 41.Gravel Pit (Ac |
| | | | 24.Excess (5-10) | | | | | | 42.Mobile Home Si |
| | | | 25.Excess (10+) | | | | | | 43.Condo Site |
| | | | 26.Excess | | | | | | 44.Utility ROW |
| | | | 27.Rear (1-100) | | | | | | 45.Camp Lot |
| | | | 28.Rear (101-150) | | | | | | 46.Site Improveme |
| | | | 29.Rear (151-200) | | | | | | |
| | | | | | Total Acreage 0.52 | | | | |

Waterboro

Map Lot 046-001-308

Account 3593

Location 51 ALLVIEW TERRACE

Card 1 Of 1 9/23/2024

| | | | | | |
|-----------------|---------------------------|----------------|-----------------|--------------------------|------------------|
| Building Style | 4 Cape Cod | SF Bsmt Living | 768 | Layout | 1 Typical |
| 1.Conv | 5.Garr/Col | 9.Other | Fin Bsmt Grade | 3 100 | 1.Typical |
| 2.Ranch | 6.Split | 10.Mohome | OPEN 5 OPTIONAL | 0 | 2.Inadeq |
| 3.R Ranch | 7.Contemp/ | 11.Condo | Heat Type | 100% 7 Electric | 3.Not func |
| 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 | 1 One Story | | 4.Steam | 8.Fl/WallM | 12. |
| 1.1 | 4.1.50 | 7.1.25 | Cool Type | 0% 9 None | Insulation |
| 2.2 | 5.1.75 | 8. | 1.Refrig | 4.W&C Air | 7. |
| 3.3 | 6.2.50 | 9. | 2.Evapor | 5. | 8. |
| Exterior Walls | 5 T-111 | | 3.H Pump | 6. | 9.None |
| 0.Wood | 4.Asb/Asph | 8.Alum/Vin | Kitchen Style | 2 Typical | |
| 1.Wood | 5.T-111 | 9.Other | 1.Modern | 4.Obsolete | 7. |
| 2.Wd Sh | 6.Br/St | 11. | 2.Typical | 5. | 8. |
| 3.Compos. | 7.Nov | 12. | 3.Old Type | 6. | 9.None |
| Roof Surface | 1 Asphalt Shingles | | Bath(s) Style | 2 Typical Bath(s) | |
| 1.Asphalt | 4.Composit | 7. | 1.Modern | 4.Obsolete | 7. |
| 2.Slate | 5.Wood | 8. | 2.Typical | 5. | 8. |
| 3.Metal | 6.Other | 9. | 3.Old Type | 6. | 9.None |
| SF Masonry Trim | 0 | | # Rooms | 5 | |
| OPEN-3- | 0 | | # Bedrooms | 2 | |
| OPEN-4- | 0 | | # Full Baths | 1 | |
| Year Built | 1972 | | # Half Baths | 0 | |
| Year Remodeled | 0 | | # Addn Fixtures | 0 | |
| Foundation | 1 Concrete | | # Fireplaces | 1 | |
| 1.Concrete | 4.Wood | 7. | | | |
| 2.C Block | 5.Slab | 8. | | | |
| 3.Br/Stone | 6.Prs/Post | 9. | | | |
| Basement | 4 Full Basement | | | | |
| 1.1/4 Bmt | 4.Full Bmt | 7. | | | |
| 2.1/2 Bmt | 5.None | 8. | | | |
| 3.3/4 Bmt | 6. | 9.None | | | |
| Bsmt Gar # Cars | 0 | | | | |
| Wet Basement | 1 Dry Basement | | | | |
| 1.Dry | 4. | 7. | | | |
| 2.Damp | 5. | 8. | | | |
| 3.Wet | 6. | 9. | | | |



Date Inspected

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value | |
|--------------|------|-------|-------|------|-------|--------|-------------|-------------------|
| 68 Wood Deck | 0 | 582 | 0 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 |

