

DEMIRGIAN JERRY
DEMIRGIAN, LINDA D
119 TOWNSEND ST
PEPPERELL MA 04163

B12303P172

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:
24.0513 - corrected acreage - vw

Waterboro

Property Data			Assessment Record							
Neighborhood 8 LAKE SHERBURNE			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	139,400	65,000	0	204,400			
1ST MORTGAGE 0			2013	139,400	65,000	0	204,400			
2ND MORTGAGE 0			2014	139,400	65,000	0	204,400			
Zone/Land Use 48 Shoreland			2015	139,400	65,000	0	204,400			
Secondary Zone 31			2016	125,500	61,600	0	187,100			
Topography 1 Level			2017	125,500	61,600	0	187,100			
1.Level 4.Below St 7.Steep			2018	125,500	61,600	0	187,100			
2.Rolling 5.Low 8.Wet			2019	125,500	61,600	0	187,100			
3.Above St 6.Swampy 9.Lev/Roll			2020	125,500	63,300	0	188,800			
Utilities 9 No Water/No Sewer			2021	138,000	63,300	0	201,300			
1.Public 4.Improve 7.Improve			2022	150,600	69,600	0	220,200			
2.Water 5.Improve 8.			2023	165,600	77,200	0	242,800			
3.Sewer 6.Improve 9.None			2024	185,700	87,700	0	273,400			
Street 3 Gravel			2025	227,200	117,300	0	344,500			
1.Paved 4.Proposed 7.ROW			Land Data							
2.Semi Imp 5.Pvt 8.None										
3.Gravel 6.Aband 9.TG PLAN			Front Foot	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			14.Rear Land				%		3.Topography	
Price			15.Misc				%		4.Size/Shape	
Sale Type							%		5.Access or Rear	
1.Land 4.Mobile 7.							%		6.Restriction	
2.L & B 5.Other 8.			Square Foot		Square Feet				7.Open Space	
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ	
Financing			17.Secondary Lot				%		9.Fract Share	
1.Convent 4.Seller 7.			18.Excess Land				%		Acres	
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti	
Validity							%		32.Pasture	
1.Valid 4.Split 7.Renovate			Fract. Acre		Acreege/Sites				33.Orchard	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21		0.51	90 %	5	34.Frontage	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot	
Verified			23.Non Conforming				%		36.Commercial	
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood	
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood	
			26.Excess				%		40.Wasteland	
			27.Rear (1-100)				%		41.Gravel Pit (Ac	
			28.Rear (101-150)				%		42.Mobile Home Si	
			29.Rear (151-200)				%		43.Condo Site	
			Total Acreage 0.51							44.Utility ROW
										45.Camp Lot
										46.Site Improve

Waterboro

Map Lot 047-001


Account 3788

Location 77 NORTHEAST ROAD

Card 1

Of 1

9/23/2024

Building Style	2 Ranch			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% 9 Not Heated			3.Not func			6. 9.											
4.Cape	8.Log	12.	1.HWBB			5.FWA			9.No Heat			Attic			9 None								
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			1 One 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			1.Full			4.Minimal			7.		
2.2	5.1.75	8.	1.Refrigt			4.W&C Air			7.			2.Heavy			5.Unk			8.					
3.3	6.2.50	9.	2.Evapor			5.			8.			3.Capped			6.			9.None					
Exterior Walls			8 Aluminum/Vinyl			3.H Pump			6.			9.None			Unfinished %			0%					
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style			2 Typical			Grade & Factor			3 Average 100%			1.E Grade			4.B Grade			7.AAA Grad		
1.Wood	5.T-111	9.Other	1.Modern			4.Obsolete			7.			2.D Grade			5.A Grade			8.					
2.Wd Sh	6.Br/St	11.	2.Typical			5.			8.			3.C Grade			6.AA Grade			9.Same					
3.Compos.	7.Nov	12.	3.Old Type			6.			9.None			SQFT (Footprint)			576								
Roof Surface			1 Asphalt Shingles			Bath(s) Style			2 Typical Bath(s)			Condition			4 Average								
1.Asphalt	4.Composit	7.	1.Modern			4.Obsolete			7.			1.Poor			4.Avg			7.V G					
2.Slate	5.Wood	8.	2.Typical			5.			8.			2.Fair			5.Avg+			8.Exc					
3.Metal	6.Other	9.	3.Old Type			6.			9.None			3.Avg-			6.Good			9.Same					
SF Masonry Trim			0			# Rooms			0			Phys. % Good			0%								
OPEN-3-			0			# Bedrooms			2			Funct. % Good			100%								
OPEN-4-			0			# Full Baths			1			Functional Code			9 None								
Year Built			1971			# Half Baths			0			1.Incomp			4.Small			7.Layout					
Year Remodeled			0			# Addn Fixtures			1			2.O-Built			5.CDU			8.Other					
Foundation			2 Concrete Block			# Fireplaces			0			3.Damage			6.Style			9.None					
1.Concrete	4.Wood	7.				Econ. % Good			100%			Economic Code			None								
2.C Block	5.Slab	8.				0.None			3.Services			7.			1.Location			4.Traffic			8.		
3.Br/Stone	6.Prs/Post	9.				1.Location			4.Traffic			8.			2.Encroach			9.None			9.		
Basement						5 Crawl Space			Entrance Code			0			1.Interior			4.Vacant			7.		
1.1/4 Bmt	4.Full Bmt	7.				2.Refusal			5.Estimate			8.			3.Informed			6.Office			9.RS		
2.1/2 Bmt	5.None	8.				Information Code			0			1.Owner			4.Agent			7.					
3.3/4 Bmt	6.	9.None				2.Relative			5.Estimate			8.			3.Tenant			6.Other			9.SNY		
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	304	0 0	0	0	0	0	1.One Story Fram															
68 Wood Deck	0	288	0 0	0	0	0	0	2.Two Story Fram															
1 One Story Frame	0	192	0 0	0	0	0	0	3.Three Story Fr															
24 Frame Shed	1971	120	4 100	4	95	100	0	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															