

BIRCHWOOD REALTY TRUST  
ATTN: ERIC D'ATTILIO, TRUSTEE  
10 BIRCHWOOD RD.  
TEWKSBURY MA 01876

B14093P861 B15505P577 B17536P105

Previous Owner  
SPENCE JANET E  
37 ELM ST

SANBORNVILLE NH 03872  
Sale Date: 8/11/2017

Previous Owner  
MCCORMACK JONATHAN & CONNORS NICKI  
C/O JANET E SPENCE  
37 ELM ST  
SANBORNVILLE NH 03872  
Sale Date: 10/15/2008

Previous Owner  
GRESSER BENJAMIN P ELIZABETH B  
250 WALTHAM STREET

WEST NEWTON MA 02465  
Sale Date: 5/21/2004

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
22.0413 - combined 047-007 (.27 acres) with this parcel -sb  
24.0513 - corrected acreage - vw

Waterboro

Property Data			Assessment Record						
Neighborhood <b>8 LAKE SHERBURNE</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	139,400	63,700	0	203,100		
1ST MORTGAGE <b>0</b>			2013	139,400	63,700	0	203,100		
2ND MORTGAGE <b>0</b>			2014	139,400	63,700	0	203,100		
Zone/Land Use <b>48 Shoreland</b>			2015	139,400	63,700	0	203,100		
Secondary Zone <b>31 .....</b>			2016	125,500	63,100	0	188,600		
Topography <b>1 Level</b>			2017	125,500	63,100	0	188,600		
1.Level 4.Below St 7.Steep			2018	125,500	63,100	0	188,600		
2.Rolling 5.Low 8.Wet			2019	125,500	63,100	0	188,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	125,500	64,200	0	189,700		
Utilities <b>9 No Water/No Sewer</b>			2021	138,000	64,200	0	202,200		
1.Public 4.Improve 7.Improve			2022	150,600	70,700	0	221,300		
2.Water 5.Improve 8.			2023	228,300	78,400	0	306,700		
3.Sewer 6.Improve 9.None			2024	256,000	88,400	0	344,400		
Street <b>3 Gravel</b>			2025	228,300	126,100	0	354,400		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date <b>8/11/2017</b>			14.Rear Land				%		3.Topography
Price <b>233,700</b>			15.Misc				%		4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			<b>Square Foot</b>		<b>Square Feet</b>				7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing <b>9 Unknown</b>			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity <b>1 Arms Length Sale</b>							%		32.Pasture
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>		<b>Acreege/Sites</b>				33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.50	90	%	5	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	0.44	100	%	0	35.Triangular Lot
Verified <b>5 Public Record</b>			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%		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
			<b>Total Acreage</b>		0.94				44.Utility ROW
									45.Camp Lot
									46.Site Improve

## Waterboro

Map Lot 047-006


Account 3793

Location 61 NORTHEAST ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>2 Ranch</b>	SF Bsmt Living	<b>0</b>	Layout	<b>1 Typical</b>			
1.Conv	5.Garr/Col	Fin Bsmt Grade	<b>0 0</b>	1.Typical	4. 7.			
2.Ranch	6.Split	OPEN 5 OPTIONAL <b>0</b>		2.Inadeq	5. 8.			
3.R Ranch	7.Contemp/	Heat Type	<b>100% 8 Floor/Wall Unit M</b>	3.Not func	6. 9.			
4.Cape	8.Log	1.HWBB	5.FWA	Attic <b>9 None</b>				
Dwelling Units <b>1</b>		2.HWCI	6.GravWA	1.1/4 Fin	4.Full Fin			
Other Units <b>0</b>		3.HWRAD	7.Electric	2.1/2 Fin	5.FI/Stair			
Stories <b>1 One Story</b>		4.Steam	8.FI/WallM	3.3/4 Fin	6.1/2 Unfi			
1.1	4.1.50	Cool Type	<b>0% 9 None</b>	Insulation <b>4 Minimal</b>				
2.2	5.1.75	1.Refrig	4.W&C Air	1.Full	4.Minimal			
3.3	6.2.50	2.Evapor	5. 8.	2.Heavy	5.Unk			
Exterior Walls <b>2 Wood Shingle</b>		3.H Pump	6. 9.None	3.Capped	6. 9.None			
0.Wood	4.Asb/Asph	Kitchen Style <b>2 Typical</b>		Unfinished % <b>0%</b>				
1.Wood	5.T-111	1.Modern	4.Obsolete	Grade & Factor <b>3 Average 90%</b>				
2.Wd Sh	6.Br/St	2.Typical	5. 8.	1.E Grade	4.B Grade			
3.Compos.	7.Nov	3.Old Type	6. 9.None	2.D Grade	5.A Grade			
Roof Surface <b>1 Asphalt Shingles</b>		Bath(s) Style <b>2 Typical Bath(s)</b>		3.C Grade	6.AA Grade			
1.Asphalt	4.Composit	1.Modern	4.Obsolete	SQFT (Footprint) <b>624</b>				
2.Slate	5.Wood	2.Typical	5. 8.	Condition <b>6 Good</b>				
3.Metal	6.Other	3.Old Type	6. 9.None	1.Poor	4.Avg			
SF Masonry Trim <b>0</b>		# Rooms <b>0</b>		2.Fair	5.Avg+			
OPEN-3- <b>0</b>		# Bedrooms <b>2</b>		3.Avg-	6.Good			
OPEN-4- <b>0</b>		# Full Baths <b>1</b>		Phys. % Good <b>0%</b>				
Year Built <b>1971</b>		# Half Baths <b>0</b>		Funct. % Good <b>100%</b>				
Year Remodeled <b>0</b>		# Addn Fixtures <b>0</b>		Functional Code <b>9 None</b>				
Foundation <b>6 Piers/Posts</b>		# Fireplaces <b>0</b>		1.Incomp	4.Small			
1.Concrete	4.Wood							
2.C Block	5.Slab					7.Layout	8.Other	9.None
3.Br/Stone	6.Prs/Post					Econ. % Good <b>100%</b>		Economic Code <b>None</b>
Basement <b>5 Crawl Space</b>						0.None	3.Services	7.
1.1/4 Bmt	4.Full Bmt					1.Location	4.Traffic	8.
2.1/2 Bmt	5.None					2.Encroach	9.None	9.
3.3/4 Bmt	6. 9.None					Entrance Code <b>0</b>		1.Interior
Bsmt Gar # Cars <b>0</b>						2.Refusal	5.Estimate	8.
Wet Basement <b>1 Dry Basement</b>						3.Informed	6.Office	9.RS
1.Dry	4. 7.					Information Code <b>0</b>		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	336	0 0	0	0 %	0 %		1.One Story Fram
24 Frame Shed	0	64	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

