

FITZPATRICK, PETER F  
FITZPATRICK, DION M  
45 HOUGH RD  
SUTTON MA 01590 2711

B2626P137 B16447P167

Previous Owner  
FERGUSON ELINOR  
C/O PETER & DION FITZPATRICK  
45 HOUGH RD  
SUTTON MA 01590 2711  
Sale Date: 10/29/2012

Inspection Witnessed By:

| X        | Date        |
|----------|-------------|
| No./Date | Description |
|          | Date Insp.  |
|          |             |
|          |             |
|          |             |

Notes:  
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                 | 116,200     | 97,600               | 0            | 213,800          |             |                        |
| 1ST MORTGAGE <b>0</b>                   |  |  | 2013                 | 116,200     | 97,600               | 0            | 213,800          |             |                        |
| 2ND MORTGAGE <b>0</b>                   |  |  | 2014                 | 116,200     | 97,600               | 0            | 213,800          |             |                        |
| Zone/Land Use <b>48 Shoreland</b>       |  |  | 2015                 | 116,200     | 97,600               | 0            | 213,800          |             |                        |
| Secondary Zone <b>31 .....</b>          |  |  | 2016                 | 104,600     | 92,400               | 0            | 197,000          |             |                        |
| Topography <b>1 Level</b>               |  |  | 2017                 | 104,600     | 92,400               | 0            | 197,000          |             |                        |
| 1.Level 4.Below St 7.Steep              |  |  | 2018                 | 104,600     | 92,400               | 0            | 197,000          |             |                        |
| 2.Rolling 5.Low 8.Wet                   |  |  | 2019                 | 104,600     | 92,400               | 0            | 197,000          |             |                        |
| 3.Above St 6.Swampy 9.Lev/Roll          |  |  | 2020                 | 104,600     | 92,600               | 0            | 197,200          |             |                        |
| Utilities <b>9 No Water/No Sewer</b>    |  |  | 2021                 | 115,000     | 92,600               | 0            | 207,600          |             |                        |
| 1.Public 4.Improve 7.Improve            |  |  | 2022                 | 125,500     | 101,900              | 0            | 227,400          |             |                        |
| 2.Water 5.Improve 8.                    |  |  | 2023                 | 138,000     | 113,000              | 0            | 251,000          |             |                        |
| 3.Sewer 6.Improve 9.None                |  |  | 2024                 | 154,800     | 127,300              | 0            | 282,100          |             |                        |
| Street <b>3 Gravel</b>                  |  |  | 2025                 | 167,700     | 161,600              | 0            | 329,300          |             |                        |
| 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        |             | <b>Frontage</b>      | <b>Depth</b> | <b>Factor</b>    | <b>Code</b> |                        |
| BUILDING USE <b>0</b>                   |  |  | 12.Arrowhead WF      |             |                      |              | %                |             | 1.Unimproved           |
| <b>Sale Data</b>                        |  |  | 13.Waterfront        |             |                      |              | %                |             | 2.Excess Ftg /De       |
| Sale Date <b>10/29/2012</b>             |  |  | 14.Rear Land         |             |                      |              | %                |             | 3.Topography           |
| Price <b>172,000</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>1 Conventional</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          |                      | 0.40         | 75 %             | 6           | 34.Frontage            |
| 3.Distress 6.Exempt 9.                  |  |  | 22.Vacant Lot (Fr    |             |                      |              | %                |             | 35.Triangular Lot      |
| Verified <b>1 Buyer</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> |             | 0.40                 |              |                  |             | 44.Utility ROW         |
|                                         |  |  |                      |             |                      |              |                  |             | 45.Camp Lot            |
|                                         |  |  |                      |             |                      |              |                  |             | 46.Site Improve        |

