

MACCINI JOHN J
MACCINI, MARSHA A
29 PINEWOLD AVE
TEWKSBURY MA 01876

B6216P63

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:
24.0522 - corrected acreage & changed from Shoreland to AR zone- vw

Waterboro

Property Data			Assessment Record				
Neighborhood 74 LAKE SHERBURNE NBHD			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2012	23,200	0	0	23,200
1ST MORTGAGE 0			2013	23,200	0	0	23,200
2ND MORTGAGE 0			2014	23,200	0	0	23,200
Zone/Land Use 31 Agricultural/Residential			2015	23,200	0	0	23,200
Secondary Zone 31			2016	20,900	0	0	20,900
Topography 1 Level			2017	20,900	0	0	20,900
1.Level 4.Below St 7.Steep			2018	20,900	0	0	20,900
2.Rolling 5.Low 8.Wet			2019	20,900	0	0	20,900
3.Above St 6.Swampy 9.Lev/Roll			2020	20,900	0	0	20,900
Utilities 9 No Water/No Sewer			2021	23,000	0	0	23,000
1.Public 4.Improve 7.Improve			2022	25,100	0	0	25,100
2.Water 5.Improve 8.			2023	27,600	0	0	27,600
3.Sewer 6.Improve 9.None			2024	31,000	0	0	31,000
Street 3 Gravel			2025	49,000	0	0	49,000
1.Paved 4.Proposed 7.ROW			Land Data				
2.Semi Imp 5.Pvt 8.None							
3.Gravel 6.Aband 9.TG PLAN			Front Foot				
LAND USE 0							
BUILDING USE 0			Type				
Sale Data							
Sale Date			Effective				
Price							
Sale Type			Influence				
1.Land 4.Mobile 7.							
2.L & B 5.Other 8.			Influence Codes				
3.Building 6. 9.							
Financing			Square Foot				
1.Convent 4.Seller 7.							
2.FHA/VA 5.Private 8.			Square Feet				
3.Assumed 6.Cash 9.Unknown							
Validity			Fract. Acre				
1.Valid 4.Split 7.Renovate							
2.Related 5.Partial 8.Other			Acreage/Sites				
3.Distress 6.Exempt 9.							
Verified			Acres				
1.Buyer 4.Agent 7.Family							
2.Seller 5.Pub Rec 8.Other			Total Acreage 0.49				
3.Lender 6.MLS 9.							
21.Homesite (Frac)			22				
22.Vacant Lot (Fr							
23.Non Conforming			0.49				
24.Excess (5-10)							
25.Excess (10+)			100				
26.Excess							
27.Rear (1-100)			%				
28.Rear (101-150)							
29.Rear (151-200)			%				

- 1.Unimproved
- 2.Excess Ftg /De
- 3.Topography
- 4.Size/Shape
- 5.Access or Rear
- 6.Restriction
- 7.Open Space
- 8.View/Environ
- 9.Fract Share
- Acres**
- 30.Rear (201+)
- 31.Tillable/Horti
- 32.Pasture
- 33.Orchard
- 34.Frontage
- 35.Triangular Lot
- 36.Commercial
- 37.Softwood
- 38.Mixed Wood
- 39.Hardwood
- 40.Wasteland
- 41.Gravel Pit (Ac
- 42.Mobile Home Si
- 43.Condo Site
- 44.Utility ROW
- 45.Camp Lot
- 46.Site Improve

Waterboro

Map Lot 047-047

Account 3834

Location NORTHEAST ROAD

Card 1

Of 1

9/23/2024

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



Date Inspected 11/30/2015

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	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