

DODGE CRAIG A  
10 JOCO DR  
TYNGSBORO MA 01879

B8588P137

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:  
24.0523 - 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	127,300	115,800	0	243,100		
1ST MORTGAGE <b>0</b>			2013	127,300	115,800	0	243,100		
2ND MORTGAGE <b>0</b>			2014	127,300	115,800	0	243,100		
Zone/Land Use <b>48 Shoreland</b>			2015	127,300	115,800	0	243,100		
Secondary Zone <b>31 .....</b>			2016	114,600	114,600	0	229,200		
Topography <b>1 Level</b>			2017	114,600	114,600	0	229,200		
1.Level 4.Below St 7.Steep			2018	114,600	114,600	0	229,200		
2.Rolling 5.Low 8.Wet			2019	114,600	114,600	0	229,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	114,600	115,300	0	229,900		
Utilities <b>9 No Water/No Sewer</b>			2021	126,000	115,300	0	241,300		
1.Public 4.Improve 7.Improve			2022	137,500	126,800	0	264,300		
2.Water 5.Improve 8.			2023	151,200	140,600	0	291,800		
3.Sewer 6.Improve 9.None			2024	169,500	157,900	0	327,400		
Street <b>3 Gravel</b>			2025	182,800	204,700	0	387,500		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE <b>0</b>			11.Ossipee WF					1.Unimproved	
BUILDING USE <b>0</b>			12.Arrowhead WF					2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront					3.Topography	
			14.Rear Land					4.Size/Shape	
Sale Date			15.Misc					5.Access or Rear	
Price								6.Restriction	
Sale Type								7.Open Space	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>				8.View/Environ	
2.L & B 5.Other 8.								9.Fract Share	
3.Building 6. 9.			16.Regular Lot					<b>Acres</b>	
Financing			17.Secondary Lot					30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land					31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium					32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement					33.Orchard	
Validity			<b>Fract. Acre</b>	<b>Acres/Sites</b>				34.Frontage	
1.Valid 4.Split 7.Renovate				21	0.33	90	5	35.Triangular Lot	
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr					36.Commercial	
3.Distress 6.Exempt 9.			23.Non Conforming					37.Softwood	
Verified			<b>Acres</b>					38.Mixed Wood	
1.Buyer 4.Agent 7.Family			24.Excess ( 5-10)					39.Hardwood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)					40.Wasteland	
3.Lender 6.MLS 9.			26.Excess					41.Gravel Pit (Ac	
			27.Rear (1-100)					42.Mobile Home Si	
			28.Rear (101-150)					43.Condo Site	
			29.Rear (151-200)					44.Utility ROW	
			<b>Total Acreage 0.33</b>					45.Camp Lot	
								46.Site Improve	

# Waterboro

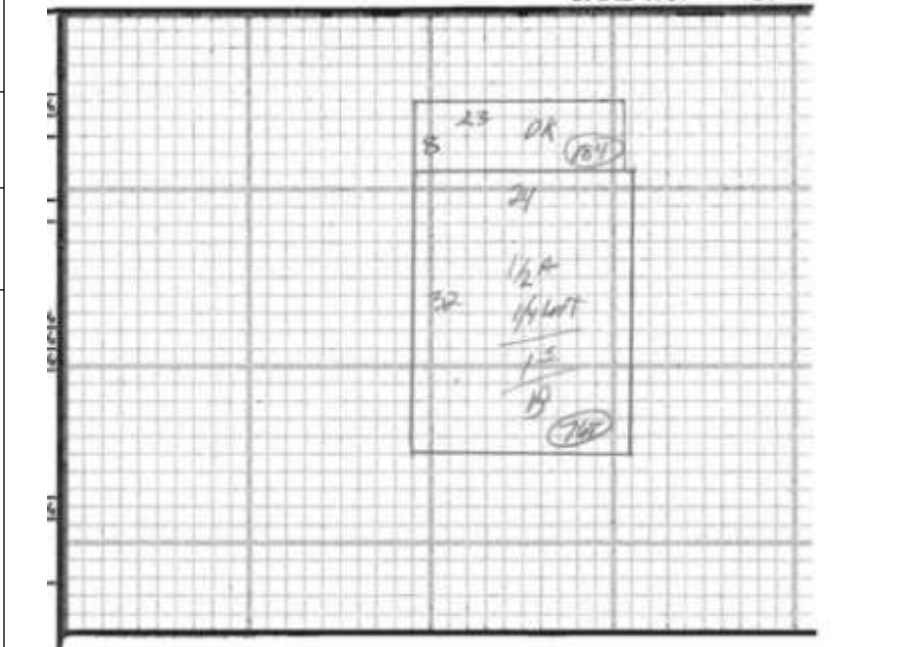
Map Lot 047-144

Account 3882

Location 28 BERNIER LANE

Card 1 Of 1 9/23/2024

Building Style	<b>4 Cape Cod</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%</b>	3.Not func	6. 9.		
4.Cape	8.Log	<b>8 Floor/Wall Unit M</b>		<b>Attic 4 Full Finished</b>			
Dwelling Units <b>1</b>		1.HWBB	5.FWA	9.No Heat			
Other Units <b>0</b>		2.HWCI	6.GravWA	10.			
Stories	<b>1 One Story</b>	3.HWRAD	7.Electric	11.			
1.1	4.1.50	4.Steam	8.F/WallM	12.			
2.2	5.1.75	<b>Cool Type 0% 9 None</b>		<b>Insulation 4 Minimal</b>			
3.3	6.2.50	1.Refrig	4.W&C Air	7.			
Exterior Walls <b>7 Novelty</b>		2.Evapor	5.	8.			
0.Wood	4.Asb/Asph	3.H Pump	6.	9.None			
1.Wood	5.T-111	<b>Kitchen Style 2 Typical</b>		<b>Unfinished % 0%</b>			
2.Wd Sh	6.Br/St	1.Modern	4.Obsolete	7.			
3.Compos.	7.Nov	2.Typical	5.	8.			
Roof Surface <b>1 Asphalt Shingles</b>		3.Old Type	6.	9.None			
1.Asphalt	4.Composit	<b>Bath(s) Style 2 Typical Bath(s)</b>		<b>Grade &amp; Factor 3 Average 100%</b>			
2.Slate	5.Wood	1.Modern	4.Obsolete	7.			
3.Metal	6.Other	2.Typical	5.	8.			
SF Masonry Trim	<b>0</b>	3.Old Type	6.	9.None			
OPEN-3-	<b>0</b>	<b># Rooms 0</b>		<b>SQFT (Footprint) 768</b>			
OPEN-4-	<b>0</b>	<b># Bedrooms 2</b>		<b>Condition 5 Above Average</b>			
Year Built	<b>1977</b>	<b># Full Baths 1</b>		1.Poor 4.Avg 7.V G			
Year Remodeled	<b>0</b>	<b># Half Baths 0</b>		2.Fair 5.Avg+ 8.Exc			
Foundation	<b>1 Concrete</b>	<b># Addn Fixtures 0</b>		3.Avg- 6.Good 9.Same			
1.Concrete	4.Wood	<b># Fireplaces 1</b>		<b>Phys. % Good 0%</b>			
2.C Block	5.Slab	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #3498db; width: 50px; height: 50px; margin-right: 10px; display: flex; align-items: center; justify-content: center; color: white; font-size: 30px; font-weight: bold;">T</div> <div style="font-size: 40px; font-weight: bold; margin-right: 10px;">TRIO</div> </div>					
3.Br/Stone	6.Prs/Post					<b>Functional Code 9 None</b>	
Basement <b>4 Full Basement</b>						1.Incomp 4.Small 7.Layout	
1.1/4 Bmt	4.Full Bmt					2.O-Built 5.CDU 8.Other	
2.1/2 Bmt	5.None					3.Damage 6.Style 9.None	
3.3/4 Bmt	6. 9.None					<b>Econ. % Good 100%</b>	
Bsmt Gar # Cars <b>0</b>						<b>Economic Code None</b>	
Wet Basement <b>1 Dry Basement</b>						0.None 3.Services 7.	
1.Dry	4. 7.					1.Location 4.Traffic 8.	
2.Damp	5. 8.					2.Encroach 9.None 9.	
3.Wet	6. 9.	<b>Entrance Code 0</b>					
		1.Interior 4.Vacant 7.					
		2.Refusal 5.Estimate 8.					
		3.Informed 6.Office 9.RS					
		<b>Information Code 0</b>					
		1.Owner 4.Agent 7.					
		2.Relative 5.Estimate 8.					
		3.Tenant 6.Other 9.SNY					



Date Inspected

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	184	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